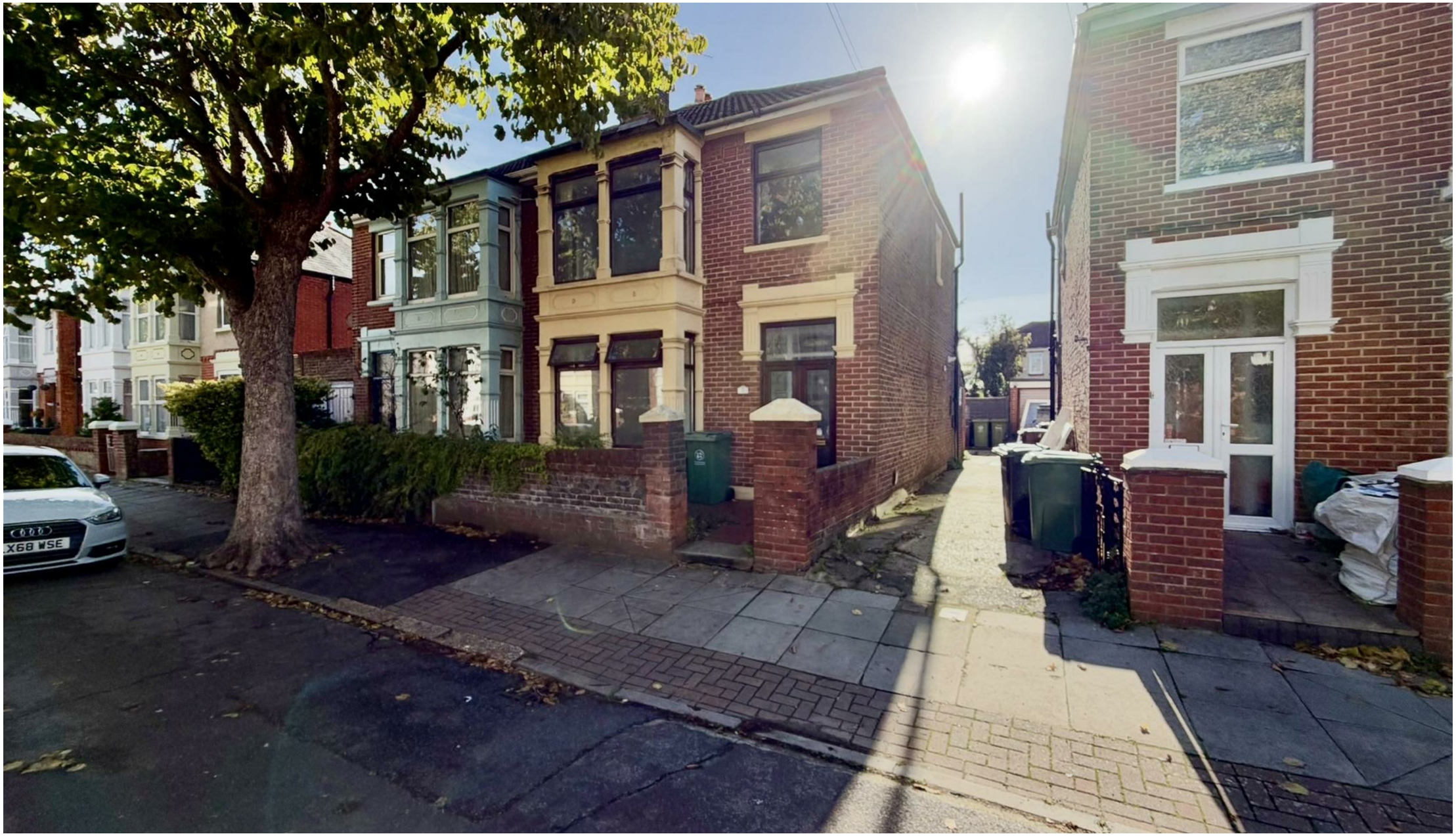


TODD & HARTRIDGE
Established 1966

3 1 2 C

32 Merrivale Road

Portsmouth, PO2 0TJ

Asking price £290,000

32 Merrivale Road
Portsmouth, PO2 0TJ

A traditional three-bedroom semi-detached house situated in the popular Merrivale Road, offering generously proportioned accommodation, a south-facing rear garden and excellent potential for a new owner to modernise and create a home to their own specification.

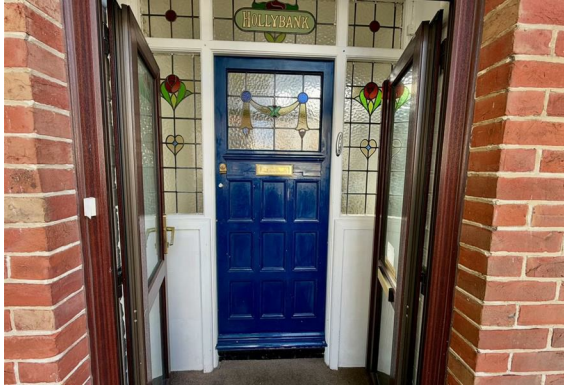
The property offers nearly 100sq.m. of accommodation and retains a number of original period features, while also benefiting from gas central heating and predominantly double-glazed windows.

On the ground floor, the entrance hall provides access to two separate reception rooms, comprising a living room and dining room. The living room is currently being utilised as an additional bedroom by the existing occupiers.

To the rear is a fitted kitchen with a useful pantry cupboard and access towards the garden.

Upstairs are three bedrooms,

























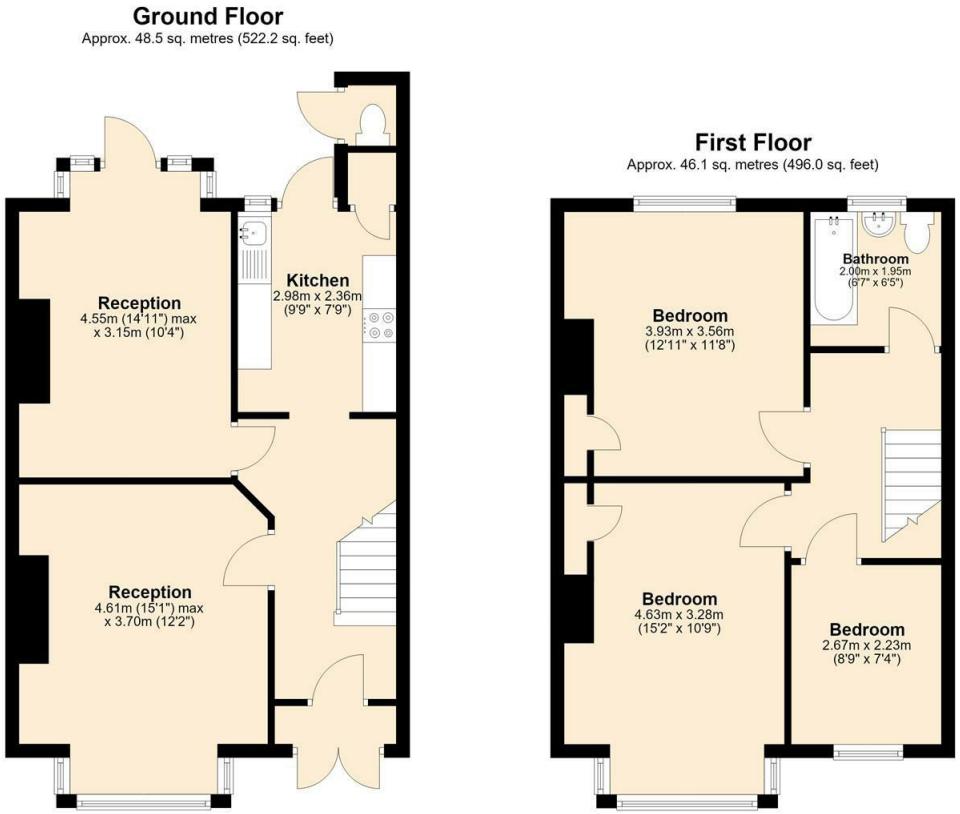
including two particularly good-sized double bedrooms, both with inbuilt storage and a smaller single bedroom, together with a family bathroom.

Outside, the property benefits from a south-facing rear garden extending to approximately 45 feet. Vehicular access via a shared driveway leads to hardstanding at the rear of the property, providing useful off-road parking and potential for the construction of a garage, subject to any necessary planning permissions and consents.

The house would now benefit from general updating and modernisation throughout. However, it provides an excellent opportunity to improve a well-proportioned traditional family home in an established and popular residential road.

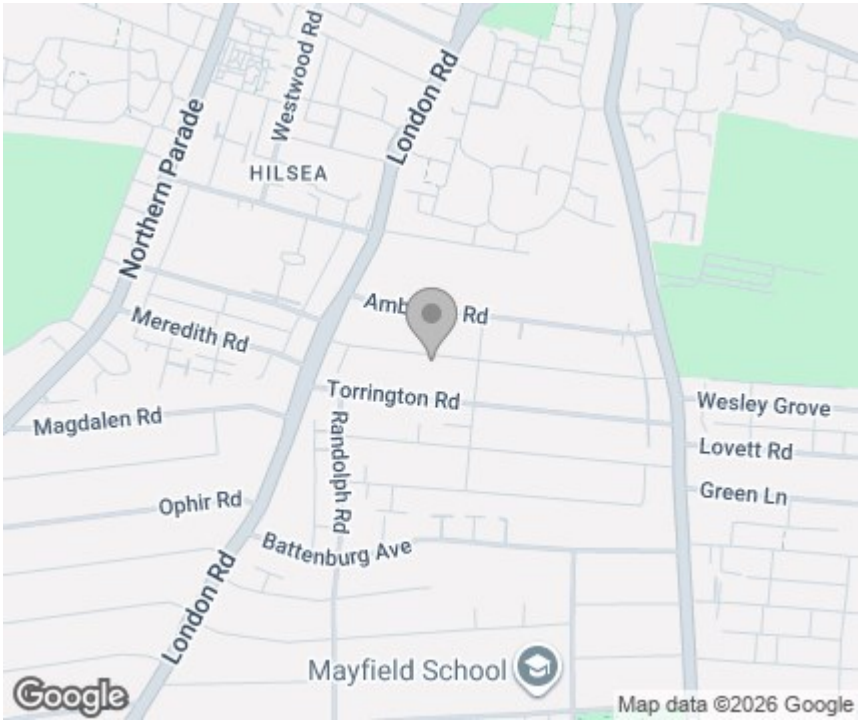
Early viewing is recommended to appreciate the size, location and potential offered by this property, which has no onward chain.

Floor Plan

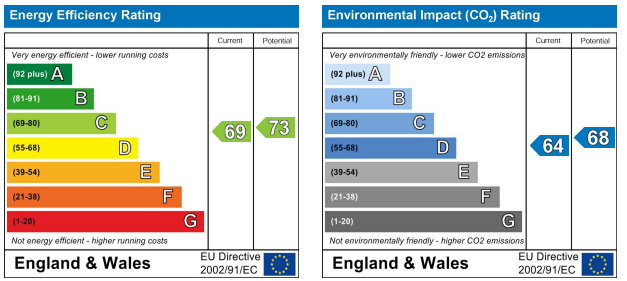


Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Portsmouth Office on 023 9266 3366
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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