



## London Road, Portsmouth, PO2 9HQ

### Asking Price £170,000

Situated on London Road in Portsmouth, this charming property has a light, airy and spacious feel, spanning an area of 54 square metres.

The property location places it within easy reach of local amenities, including shops, bars and cafes and public transport links, making it an excellent choice for those seeking convenience in their daily lives.

This property presents a wonderful opportunity for all buyers and is sure to receive a lot of interest.

#### Disclaimer

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

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Lounge 13'0" x 11'10" (3.97 x 3.61)

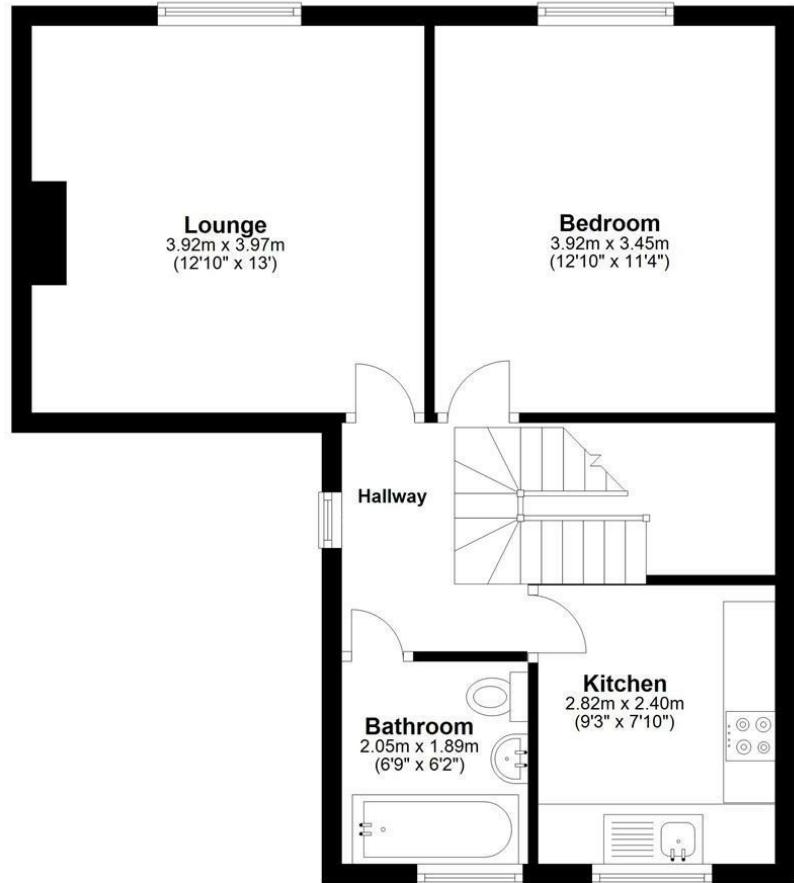
Bedroom 13'6" x 11'3" (4.14 x 3.45)

Kitchen 7'10" x 9'3" (2.40 x 2.82)

Bathroom 6'9" x 6'9" (2.07 x 2.06)

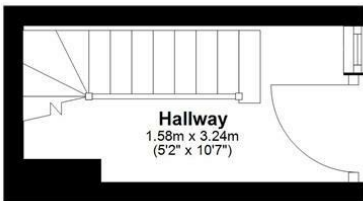
## First floor

Approx. 49.4 sq. metres (532.2 sq. feet)



## Ground Floor

Approx. 5.1 sq. metres (55.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.3 sq. feet)

