



GUIDE PRICE
£205,000-£220,000
1 Birdlip Road
Paulsgrove, PO6 4EE

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We are delighted to present for sale this three bedroom end of terrace house situated in Birdlip Road, Paulsgrove. Offered with no forward chain, this family home benefits from an approx. 40' south facing rear garden, a 21' kitchen/diner and gas central heating. The property does require a degree of modernisation throughout, but we feel it would be an ideal starter home for first time buyers. To arrange your accompanied viewing, contact Jeffries and Dibbens (Portchester).

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LOUNGE

13' 9" x 12' 0" (4.19m x 3.66m)

KITCHEN/DINER

21' 0" x 8' 7" (6.4m x 2.62m)

LANDING

BEDROOM ONE

13' 5" x 12' 0" (4.09m x 3.66m)

BEDROOM TWO

13' 5" x 8' 6" (4.09m x 2.59m)

BEDROOM THREE

9' 2" x 8' 8" (2.79m x 2.64m)

BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m)

REAR GARDEN

Approx. 40' 0" x 30' 0" (12.19m x 9.14m)

Potential for garage/outbuilding and/or off road parking (subject to planning).

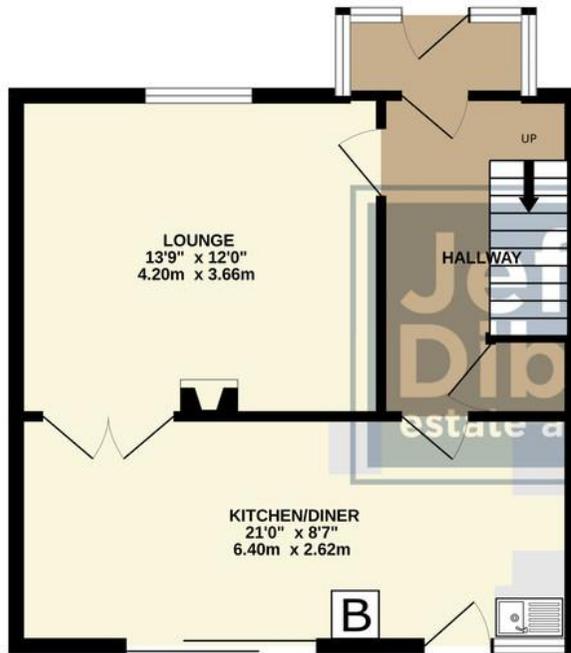
SIDE ACCESS

Approx. 20' 0" x 10' 0" (6.1m x 3.05m)

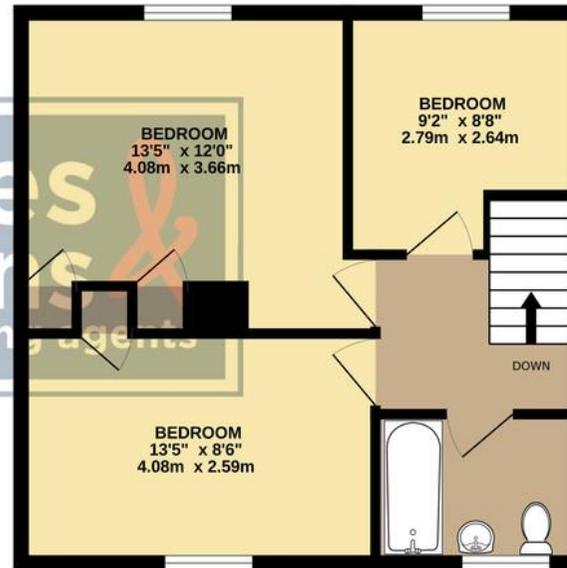
AGENTS NOTE

This property is non-standard construction - BISF
(British Iron and Steel Federation)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

EPC to follow

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

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