



113 Old Rectory Road, Portsmouth

Offers in Region of £360,000





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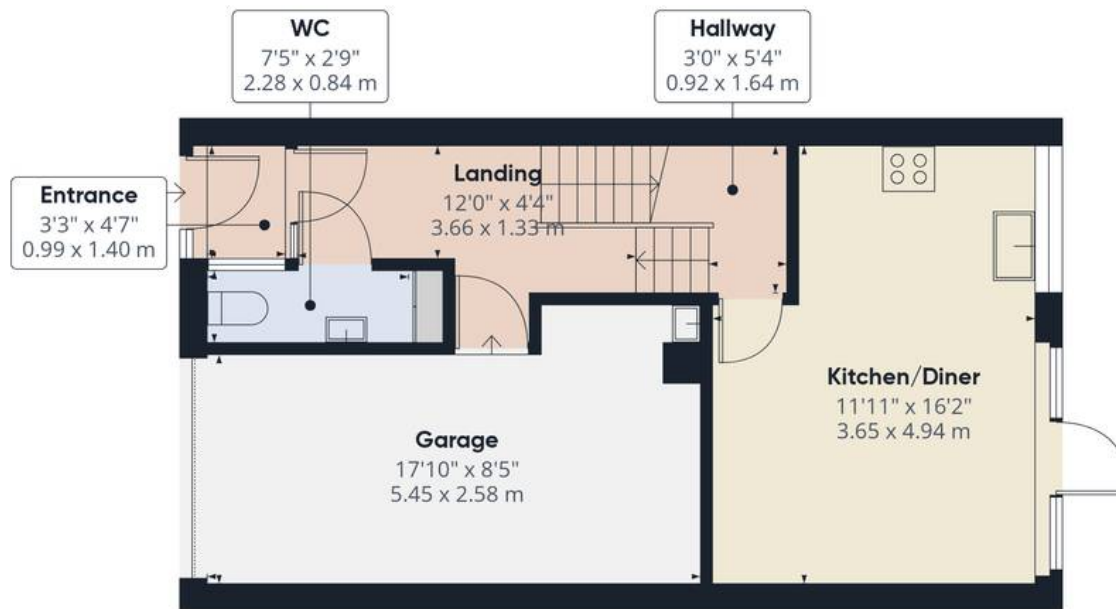
Portsmouth

Situated in a desirable location, this well-presented three-bedroom semi-detached house offers an appealing blend of style, comfort, and practicality, making it ideal for families, professionals, or first-time buyers.. The welcoming hallway provides access to a downstairs WC, internal access to the private garage, and leads through to the impressive open-plan kitchen and dining area. With sleek modern cabinetry, integrated appliances, and generous workspace, this sociable space is perfect for family meals and entertaining guests.

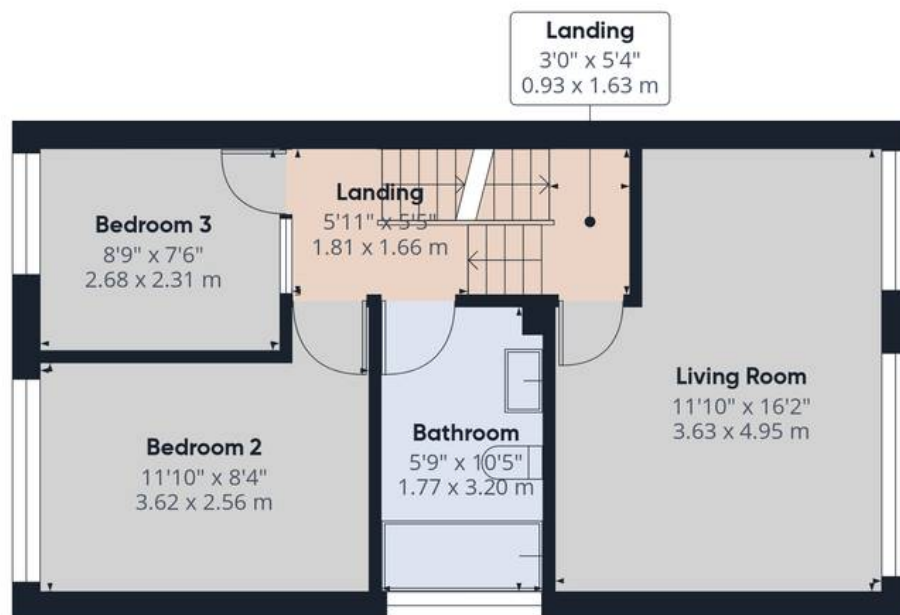
Upstairs, the spacious lounge provides a relaxing setting for everyday living, while two generously sized bedrooms offer flexible accommodation for restful retreats, a home office, or nursery. The modern family bathroom is finished to a high standard, featuring a shower over the bath, stylish tiling, and quality fixtures. The spacious main bedroom occupies the second floor, creating a peaceful and private space. Offered with no onward chain, the property presents an excellent opportunity for a swift, stress-free move to a neighbourhood with access to local amenities, reputable schools, and transport links.

Material Information • Tenure: Freehold • Council Tax: Band D • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Garage • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Very low.

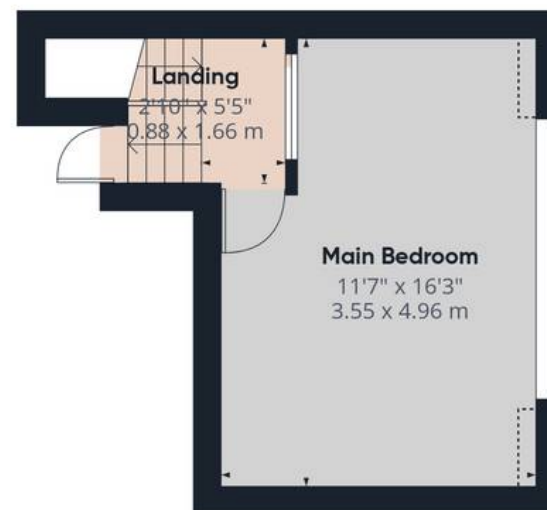




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1145 ft²

106.4 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

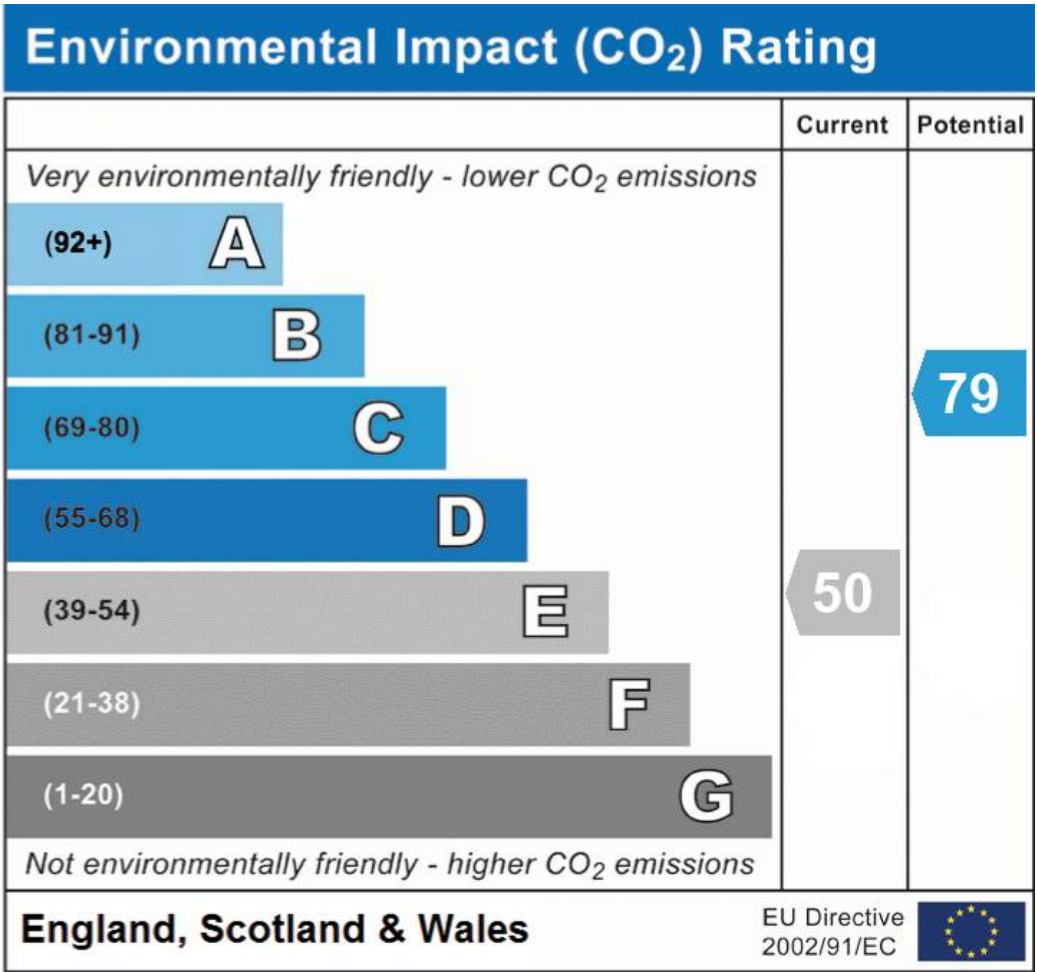
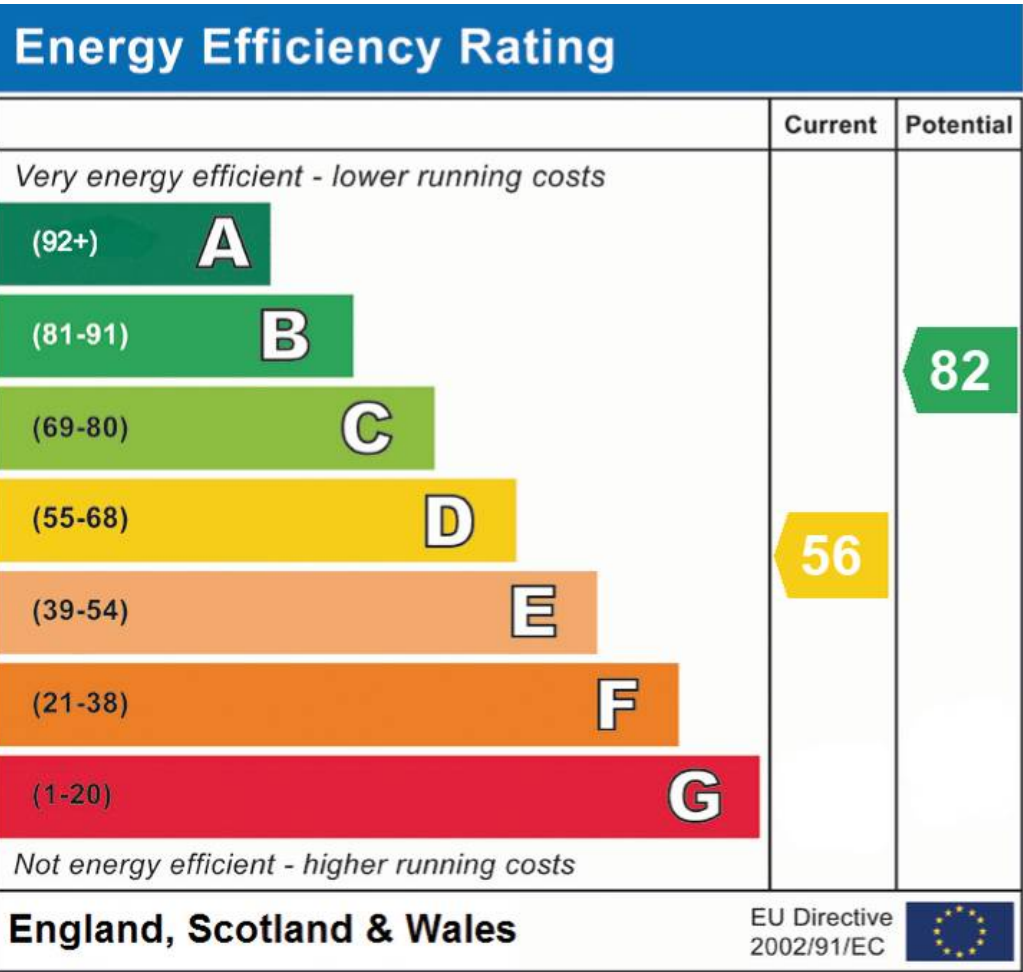
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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