



**NESBITT & SONS**  
ESTATE AGENTS



23 Paddington Road, Portsmouth, PO2 0DU  
**Guide price £265,000**

\*\*\* Guide Price - £265,000 to £275,000 \*\*\*

Situated in the heart of Portsmouth on Paddington Road, this charming mid-terrace family home offers a delightful blend of period features and modern living. With three well-proportioned bedrooms, this property is perfect for families seeking comfort and space.

As you enter, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The lovely period features throughout the home add character and warmth, creating a welcoming atmosphere that is sure to impress. The property also benefits from a conservatory with doors opening out to the enclosed rear garden.

The property is situated in a popular location, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the vibrant lifestyle Portsmouth has to offer.

Entrance Hallway

Living Room 14'10 into bay x 9'11 (4.52m into bay x 3.02m)

Kitchen 12'5 x 7'6 (3.78m x 2.29m)

Utility Room 7'10 x 3'8 (2.39m x 1.12m)

Dining Room 14'2 x 9'2 (4.32m x 2.79m)

Conservatory 9'5 x 7'11 (2.87m x 2.41m)

Landing

Bedroom One 13'1 x 12'4 (3.99m x 3.76m)

Bedroom Two 13'0 x 9'2 (3.96m x 2.79m)

Bedroom Three 12'4 x 8'1 (3.76m x 2.46m)

Shower Room 7'7 x 6'5 (2.31m x 1.96m)

Outside

Garden

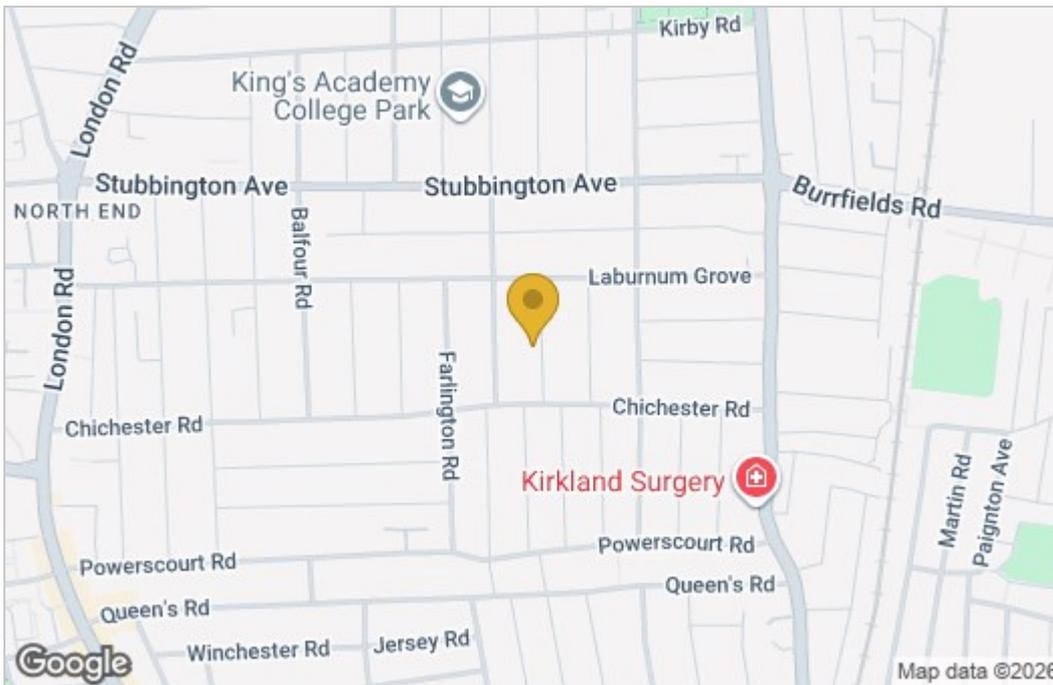
# Floor Plan



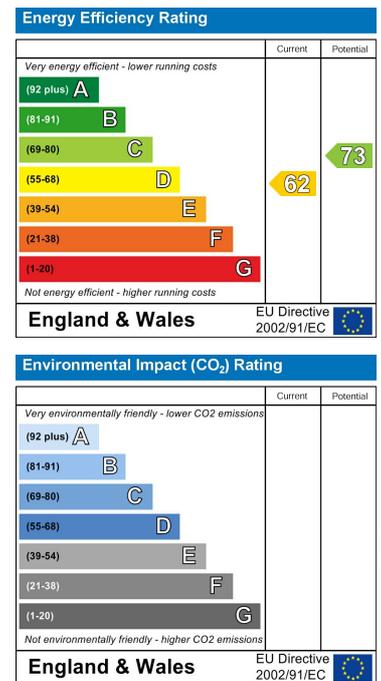
3 BEDROOM MID TERRACE

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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# Area Map



# Energy Efficiency Graph



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