



**£185,000**  
**15 Rothwell Close**  
Paulsgrove, PO6 4DR

## PROPERTY SUMMARY

BE QUICK TO VIEW! A mid-terraced home offered to the market with no onward chain. The ground floor features a generous living room, a fitted kitchen and a separate dining space. Upstairs, you'll find three bedrooms and a fitted bathroom. Externally, the property enjoys a sizeable rear garden with pedestrian access, along with a brick-built shed and WC. Additional benefits include gas central heating and double glazing. This property has been priced to sell quickly, so an early viewing is strongly advised!

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**ENTRANCE**

**ENTRANCE HALL**

**LOUNGE** 13' 5" x 11' 9" (4.09m x 3.58m)

**DINING ROOM** 8' 3" x 10' (2.51m x 3.05m)

**KITCHEN** 8' 8" x 10' 3" (2.64m x 3.12m)

**FIRST FLOOR LANDING**

**BEDROOM ONE** 11' 7" x 11' 9" (3.53m x 3.58m)

**BEDROOM TWO** 8' 2" x 13' 0" (2.49m x 3.96m)

**BEDROOM THREE** 8' 10" x 8' 3" (2.69m x 2.51m)

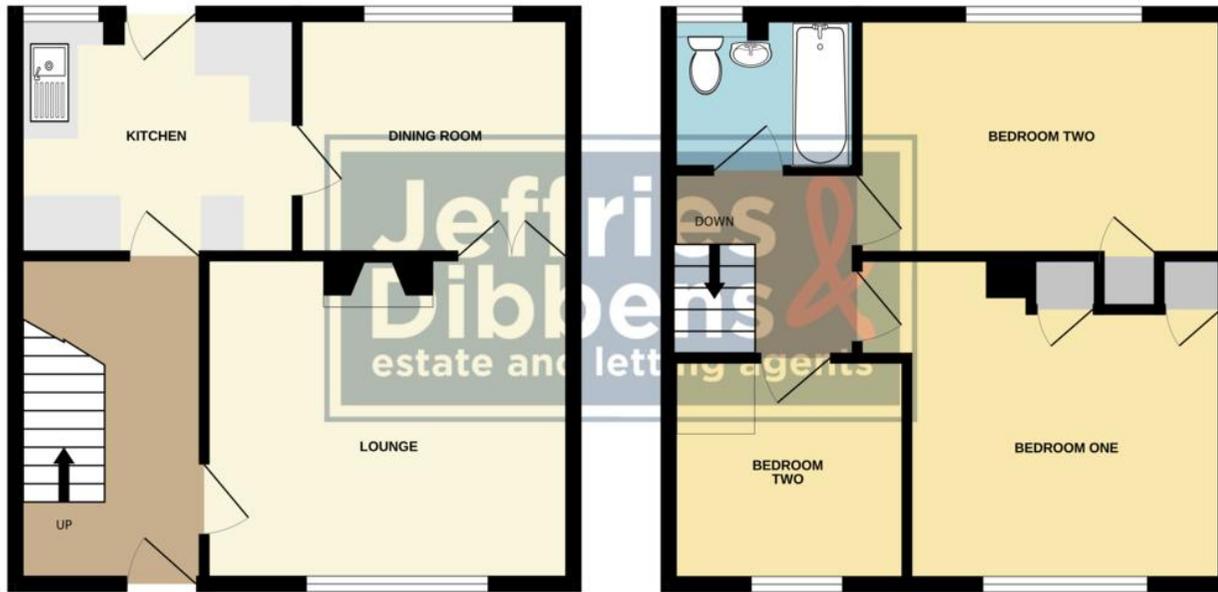
**BATHROOM** 5' 2" x 6' 10" (1.57m x 2.08m)

**REAR GARDEN**



GROUND FLOOR

1ST FLOOR



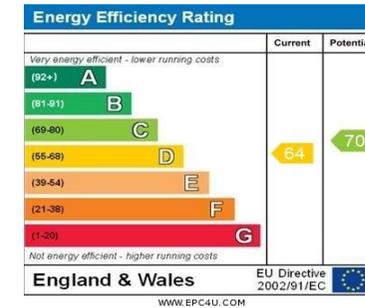
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.



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