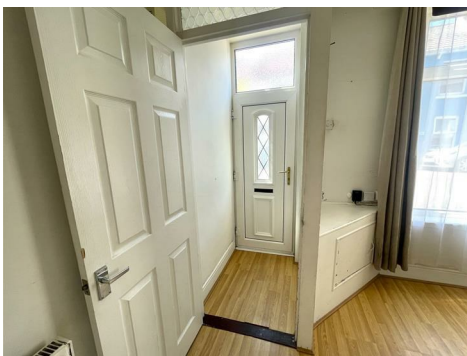




Boulton Road, Southsea, PO5 1NT

Asking Price £225,000

This good sized two bedroom property is an ideal opportunity for first time buyers and investors alike.

Placed perfectly in the one way street of Boulton Road, this property is just a short walk to shops, bars, cafes and bus routes but is far enough away to enjoy the peace that this property provides.

This well laid out property has spacious, light rooms with a lean to / utility space and a pretty garden area with a brick built outbuilding.

The flat roof has been recently replaced alongside new lead flashing around the chimney stacks, providing additional security and peace of mind.

The property does need a little updating but it has huge potential to make anyone a beautiful home, in a lovely part of this city.

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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Front entrance lobby 3'8" x 2'9" (1.13 x 0.85)

Lounge 9'11" x 12'3" (3.03 x 3.75)

Reception room 12'2" x 12'0" (3.73 x 3.68)

Kitchen 12'5" x 7'0" (3.79 x 2.15)

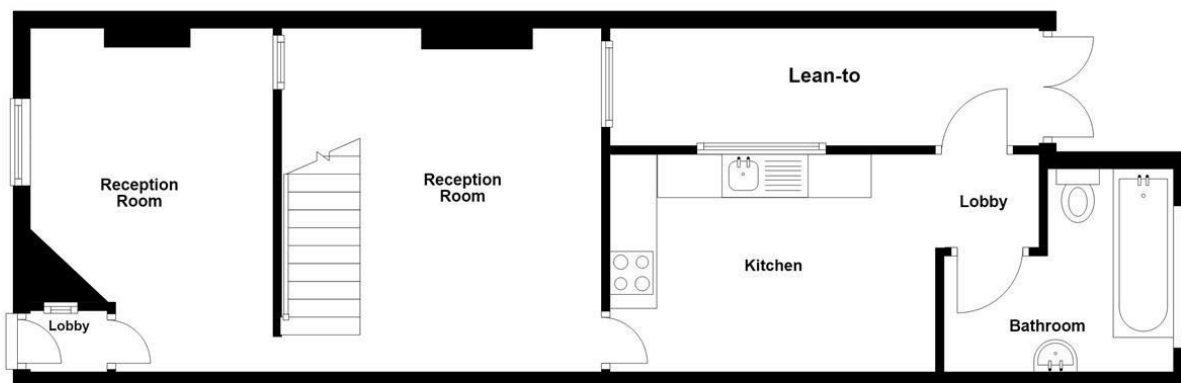
Rear lobby 2'9" x 3'6" (0.86 x 1.09)

Bathroom 6'5" x 7'9" (1.96 x 2.38)

Lean to / utility space 4'5" x 16'4" (1.37 x 4.99)

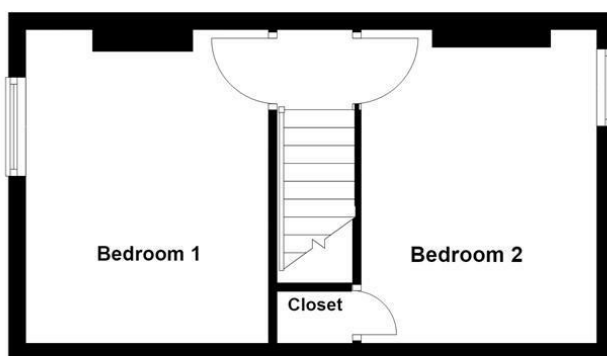
Ground Floor

Approx. 54.5 sq. metres (586.2 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.2 sq. feet)



Total area: approx. 78.6 sq. metres (846.5 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC