



INVESTMENT BUYERS ONLY  
Guide Price **£240,000-£245,000**  
**17 Neelands Grove**  
Portsmouth, PO6 4QL

**\*\*INVESTMENT BUYERS ONLY\*\* - \*\*GUIDE PRICE\*\* £240,000-£250,000** - Jeffries & Dibbens are delighted to welcome to the market a rare investment opportunity with tenants in situ, offering immediate rental income from completion. This well-presented two-bedroom end-terrace home is ideally located in the sought after Neelands Grove area of Portchester, a location known for its strong rental demand and excellent local amenities. The accommodation comprises an entrance hall, a spacious lounge/diner and a fitted kitchen on the ground floor. To the first floor, there are two generously sized double bedrooms and a modern family bathroom complete with an overhead shower. Further benefits include double glazing throughout and gas central heating. Externally, the property offers a low-maintenance rear garden with convenient side access, along with allocated parking and additional visitor parking nearby. The property presents an ideal opportunity for both first-time and experienced landlords looking for a turnkey addition to their portfolio. With a reliable tenant already in place, this property offers both immediate yield and long-term investment potential. Please call our Portchester office for more information today!





**ENTRANCE HALL**

**KITCHEN 11' 0" x 5' 9" (3.35m x 1.75m)**

**LOUNGE/DINER 14' 2" x 11' 11" (4.32m x 3.63m)**

**LANDING**

**BEDROOM ONE 9' 4" x 9' 11" (2.84m x 3.02m)**

**BEDROOM TWO 10' 6" x 8' 7" (3.2m x 2.62m)**

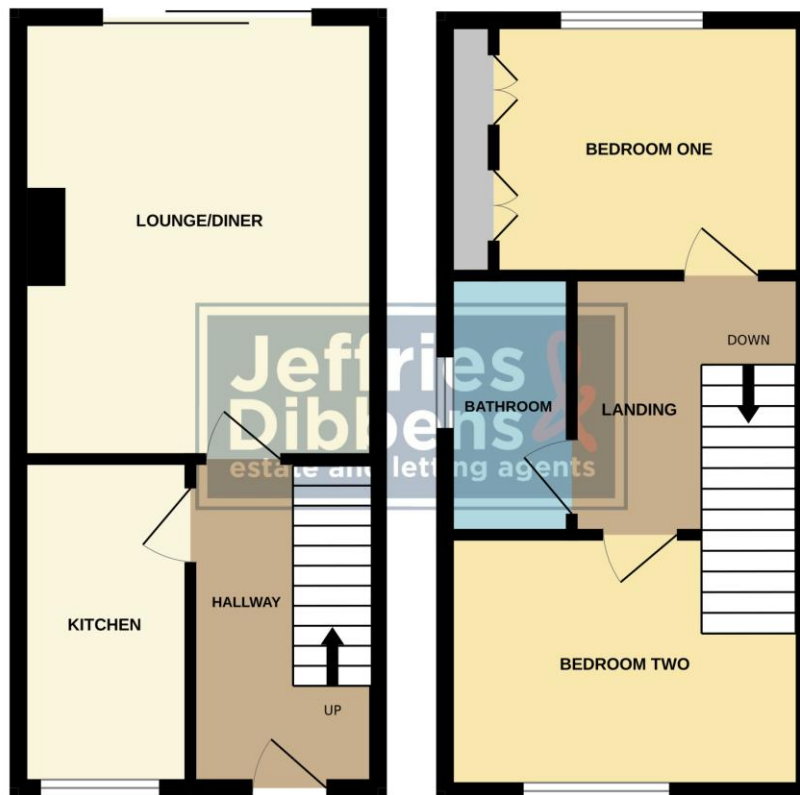
**BATHROOM 6' 2" x 5' 7" (1.88m x 1.7m)**

**REAR GARDEN**

**ALLOCATED PARKING SPACE**

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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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