



## 239C New Road

, Portsmouth, PO2 7QY

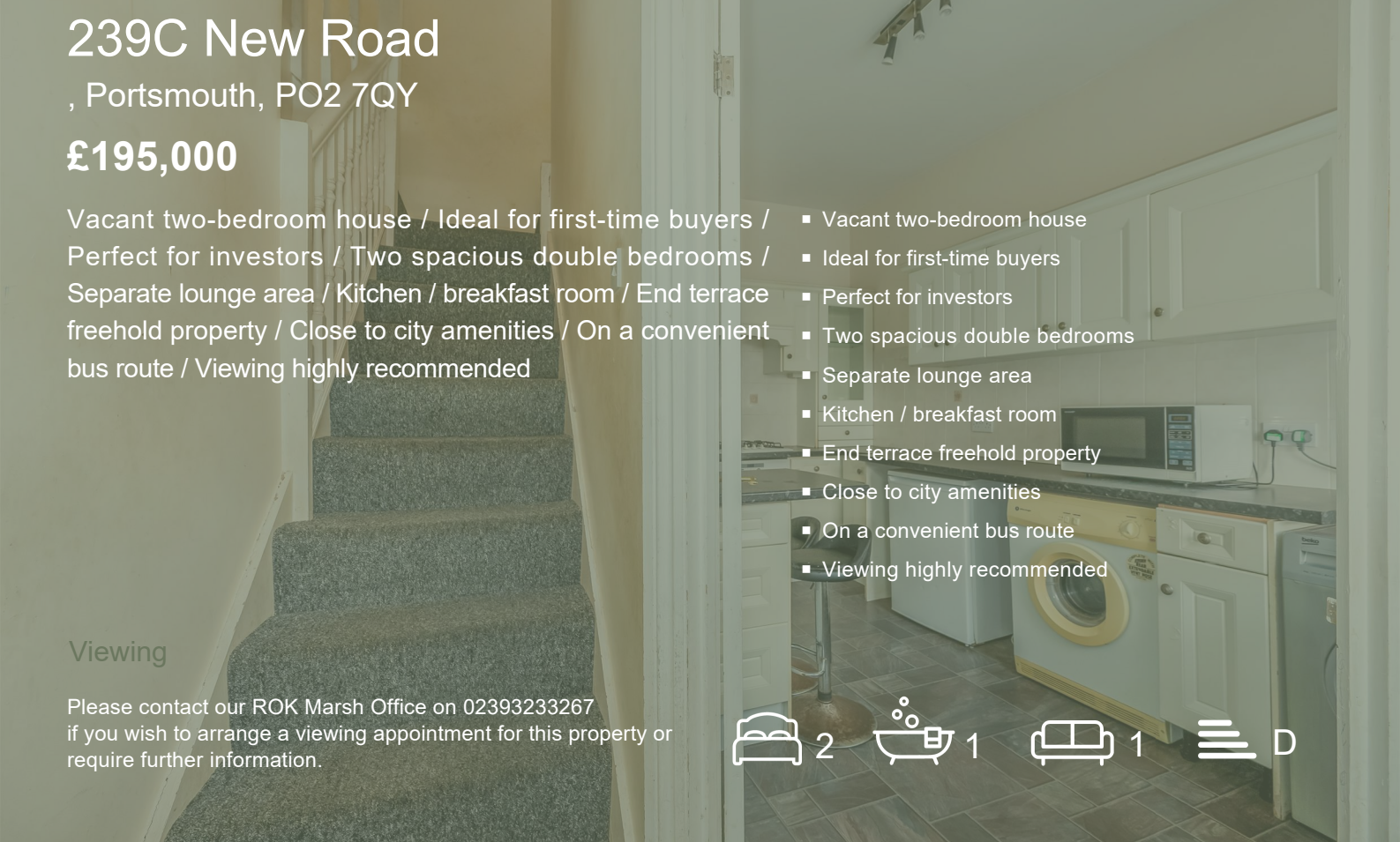
**£195,000**

Vacant two-bedroom house / Ideal for first-time buyers / Perfect for investors / Two spacious double bedrooms / Separate lounge area / Kitchen / breakfast room / End terrace freehold property / Close to city amenities / On a convenient bus route / Viewing highly recommended

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### Viewing

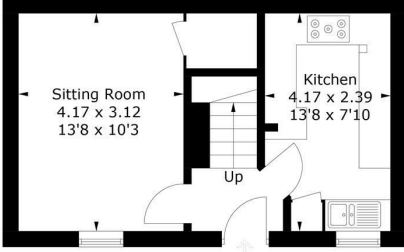
Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

## New Road, PO2

Approximate Gross Internal Area = 59.1 sq m / 636 sq ft



Ground Floor



First Floor

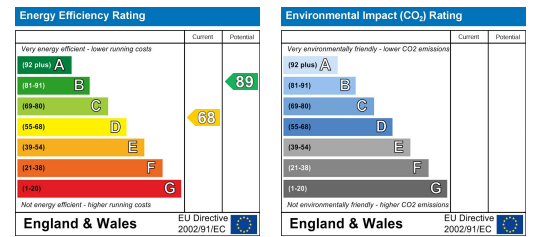
PRODUCED FOR ROK MARSH

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1292257)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.