

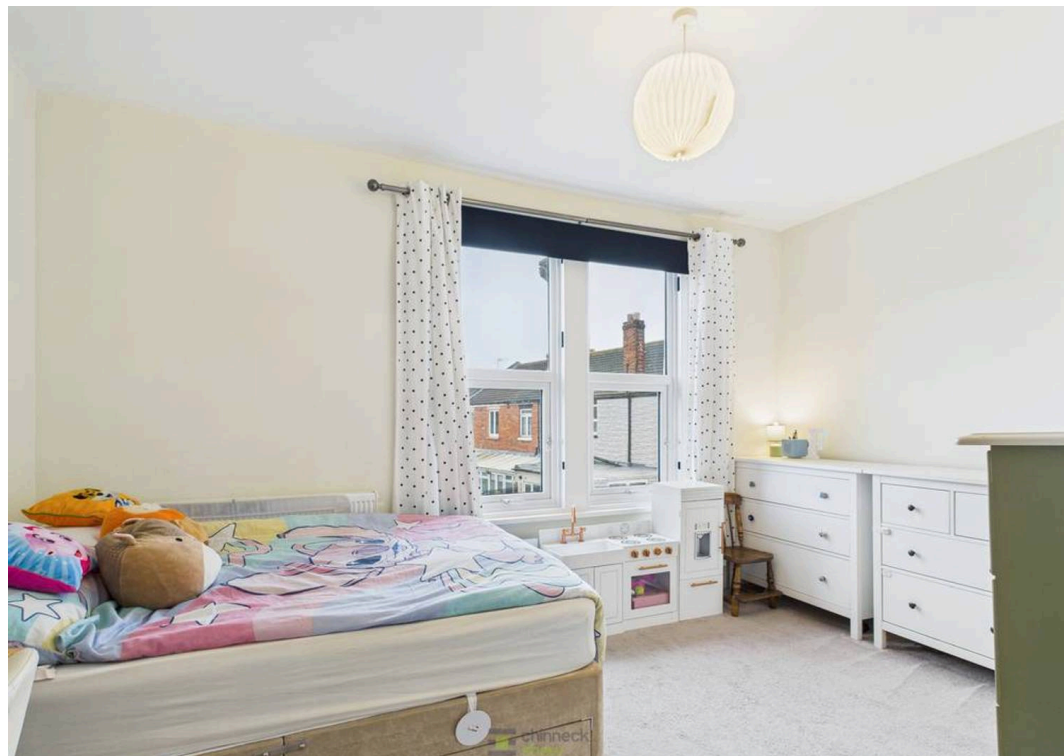


1 Martin Road, Portsmouth

Offers in Region of £260,000

 chinneckshaw







# 1 Martin Road

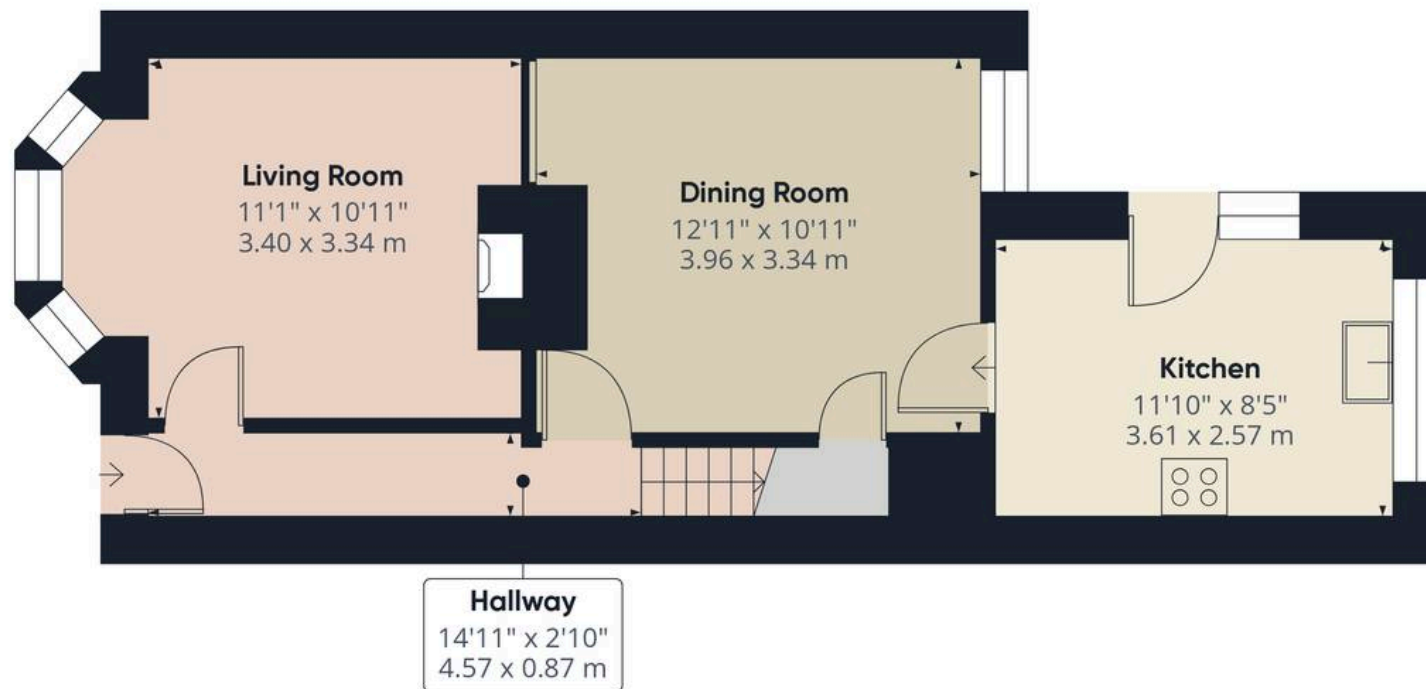
## Portsmouth

This charming two-bedroom end-of-terrace home offers an excellent opportunity for first-time buyers, professionals, or small families seeking a welcoming and adaptable property. Blending traditional character with modern updates, the home has a warm and inviting feel throughout. The lounge features attractive period details and provides a comfortable space for relaxing or entertaining, while the adjoining dining area is ideal for family meals and social occasions. A modern Shaker-style kitchen completes the ground floor, offering generous worktop space and room for essential appliances.

Upstairs, two well-proportioned double bedrooms create peaceful retreats, suitable for rest, home working, or hobbies. The spacious bathroom is fitted with a walk-in shower and stylish finishes. Situated within the Admiral Lord Nelson School catchment area and close to local amenities, the location offers both convenience and family appeal.

**Material Information** • Tenure: Freehold • Council Tax: Band B • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

844 ft<sup>2</sup>

78.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Chinneck Shaw

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