



**£333,000**  
**31 Old College Walk**  
Portsmouth, PO6 2DB

## PROPERTY SUMMARY

Offered with NO FORWARD CHAIN this four bedroom property is situated in the quiet residential location of Old College Walk and within easy access to local amenities, transport links and train station. The properties accommodation is spread over three floors and briefly consists of a kitchen/breakfast room, a lounge, four good size bedrooms of which the master boasts en suite facilities, a family bathroom and a downstairs WC. Other benefits include a low maintenance rear garden and allocated parking. To arrange your viewing contact our Drayton Office today!

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#### ENTRANCE HALL

**LOUNGE** 13' 7" x 12' 10" (4.14m x 3.91m)

**KITCHEN/DINER** 17' 6" x 7' 11" (5.33m x 2.41m)

#### CLOAKROOM/WC

#### FIRST FLOOR LANDING

**BEDROOM TWO** 12' 11" x 12' 5" (3.94m x 3.78m)

**BEDROOM FOUR** 11' x 6' 2" (3.35m x 1.88m)

**FAMILY BATHROOM** 6' 9" x 6' 3" (2.06m x 1.91m)

#### SECOND FLOOR LANDING

**BEDROOM ONE** 15' 3 "max x 12' 10" max (4.65m max x 3.91m max)

**EN-SUITE SHOWER ROOM** 7' 6" x 4' 7" (2.29m x 1.4m)

**BEDROOM THREE** 11' 8" x 9' 4" (3.56m x 2.84m)

#### OUTSIDE

#### REAR GARDEN

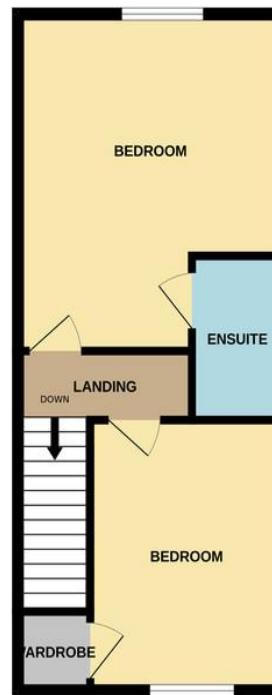
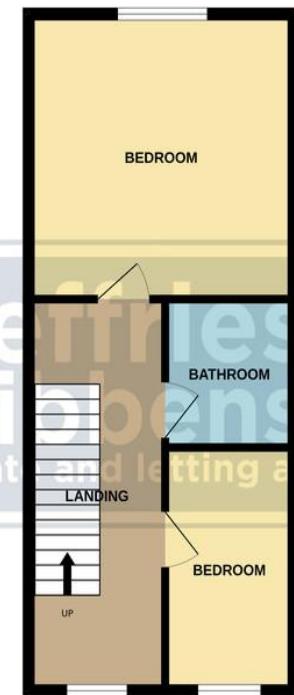
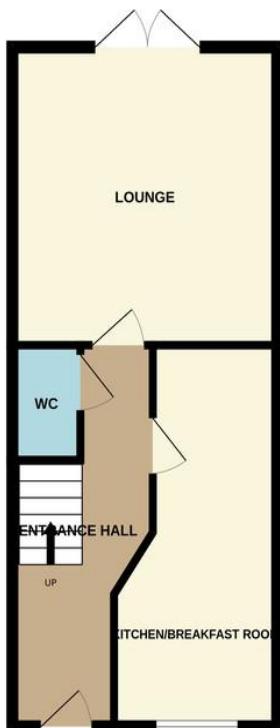
**FRONT** Allocated parking.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



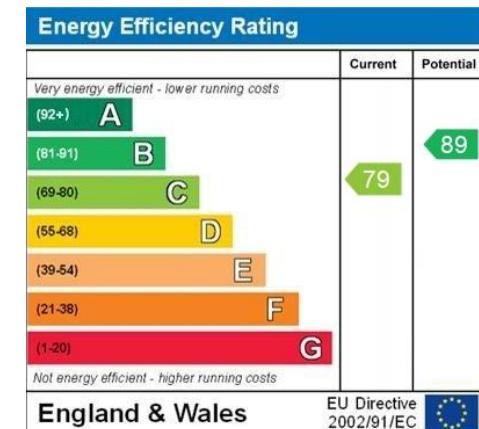
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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.



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