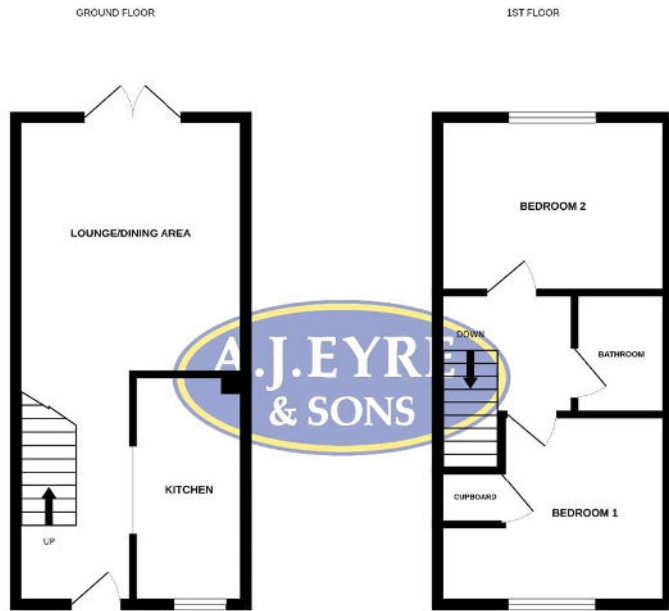




PRICE: £250,000



Whilst every effort has been made to ensure the accuracy of the floor plan shown here, we do not warrant, or accept any liability for the accuracy, and no responsibility is accepted for any errors, omissions, or any other information shown on this floor plan. The plan is for information only and should not be used for any other purpose. The services, systems and appliances shown here are not tested and no guarantee is made as to their operation or efficiency. Call us on 023 2225 9226.



Hobby Close, Portsmouth, PO3 5QZ

NO FORWARD CHAIN is offered with this TWO BEDROOM MIDDLE TERRACE HOUSE in Portsmouth. Boasting lounge / dining room, double glazing, gas heating, cul de sac location, ALLOCATED PARKING SPACE, front and rear gardens. SOME MODERNISATION REQUIRED THROUGHOUT.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 92 |
| (81-91) B | | |
| (69-80) C | 77 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Covered Entrance
Composite front door.

Entrance Hall
Stairs to the first floor with understairs storage cupboard, radiator, wall mounted storage cupboard housing wall mounted Vaillant boiler for central heating.

Kitchen
W: 5' 10" x L: 11' 7" (W: 1.78m x L: 3.53m)
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with drainer, space for cooker, space for undercounter fridge, space and plumbing for washing machine, tiled splashback, double glazed window to the front aspect.

Lounge / Dining Room
W: 11' 9" x L: 13' 2" (W: 3.59m x L: 4.01m)
Double glazed French doors to rear aspect and garden, radiator, textured ceiling.

FIRST FLOOR
Loft access, textured ceiling.

Bedroom One
(Maximum measurements)
W: 11' 10" x L: 9' 3" (W: 3.6m x L: 2.82m)
Double glazed window to front aspect, radiator, fitted airing cupboard with shelving and hot water cylinder.

Bedroom Two
W: 11' 9" x L: 9' (W: 3.59m x L: 2.73m)
Double glazed window to rear aspect, radiator, textured ceiling.

Bathroom
W: 5' 7" x L: 6' 3" (W: 1.7m x L: 1.91m)
(Maximum measurements).
Suite comprising panelled bath, close coupled low level wc, pedestal wash hand basin, radiator, tiled to principal areas, textured ceiling with extractor fan.

OUTSIDE
The frontage boasts personal pathway leading to the front door with tended planting. The rear garden boasts small patio / seating area adjoining the rear of the property with brick pathway winding down to the bottom. Gated side access leads to the allocated parking bay. The remainder of the rear boasts mature planting to the boundaries with timber panelled fencing.

Parking
Please note this property has 1 allocated parking space, which can be accessed via the archway to the East of the property.

