



Newlyn Way

Port Solent, Portsmouth, PO6 4TN

Asking Price Of

**£350,000**

Four bedroom end terrace in Newlyn Way, Port Solent which is presented in good order throughout with residents parking nearby and enclosed rear garden.



# Property Features

- Four Bedrooms
- Two Bathrooms
- West Facing Balcony to Front Aspect
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Well presented
- Electric Heating
- Neutral Décor and Carpets

breakfast room with patio doors to the rear garden. Upstairs there is a further double and single bedroom, plus the lounge and bathroom. This property also has a large attic space which could easily be converted, subject to the relevant permissions, to another double room and ensuite.

To the rear of the property there is a pretty garden enclosed by a brick wall, which is laid mainly to lawn with mature borders and planting.

Residents parking is available next to the property.



## Full Description

### GENERAL DESCRIPTION

Marina and Hampshire Life homes are excited to market for sale this rarely available 4-bedroom end terrace, located in Newlyn Way, Port Solent.

The house is well presented throughout and has the bonus of both upstairs and downstairs bathrooms and bedrooms to enable the owner to have flexible accommodation and be able to live on the first or second floors.

On the ground floor you enter through the side entrance porch into the spacious hallway, and the accommodation offers ground floor double and single bedrooms, large, upgraded shower room and kitchen

### ENTRANCE HALL

10' 2" x 7' 8" (3.12m x 2.35m) UPVC front door leading into entrance hall with laminate flooring and neutral décor. Stairs to first floor and doors leading to ground floor bedrooms, ground floor shower room and kitchen/dining room.

### BEDROOM FOUR/STUDY

10' 9" x 6' 2" (3.29m x 1.89m) Ground floor single room with built in cupboard and window to front aspect. Currently used as a study with neutral décor and carpet.

### BEDROOM THREE

15' 3" x 8' 10" (4.65m x 2.71m) Ground floor large double bedroom with UPVC double glazed window to front aspect. Neutral décor and carpet, plus built in wardrobe.

## GROUND FLOOR SHOWER ROOM

7' 5" x 6' 3" (2.28m x 1.92m) Modern shower room fitted with white sanitary ware to include large corner shower cubicle with thermostatic shower fitted, wall hung sink, inset to vanity unit below. Low level WC. Space for washing machine and heated towel rail.

## KITCHEN/BREAKFAST ROOM

15' 5" x 11' 9" (4.71m x 3.6m) Fitted kitchen units with built in ceramic hob and single oven. Space for a dishwasher, fridge/freezer and microwave. Dining area with sliding patio doors onto rear garden. Neutral décor to walls and laminate flooring.

## FIRST FLOOR LANDING

With doors leading to all rooms. Cupboard housing hot water tank. Neutral décor and carpet.

## LOUNGE

15' 5" x 12' 0" (4.71m x 3.67m) Beautifully light living room with double glazed patio doors leading onto West facing balcony. Neutral décor and carpet.

## BALCONY

West facing balcony offering views toward Portsdown Hill.



## **BEDROOM ONE**

11' 6" x 9' 0" (3.52m x 2.76m) Good size double bedroom with UPVC double glazed window to rear aspect with built in wardrobe.

## **BEDROOM TWO**

10' 6" x 6' 0" (3.22m x 1.84m) Single bedroom with built in wardrobe and UPVC double glazed window to rear aspect.

## **BATHROOM**

7' 8" x 4' 11" (2.35m x 1.5m) Bathroom with white sanitary ware to include pedestal sink, low level WC and bath with mixer tap and shower fitted over. Window to side aspect. Heated towel rail. Mosaic effect vinyl flooring.

## **REAR GARDEN**

Fully enclosed rear garden with rear access gate. Mainly laid to lawn with patio area. Small tree and shrub borders.

## **PARKING**

Residents Parking available.

## **VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES**

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in

working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract

## **MATERIAL INFORMATION**

- Price (£) - 350,000
- Tenure – Freehold
- Annual Estate Management Charge (£) 1064.86 for House (reviewed February, yearly)
- Council tax band (England, Wales and Scotland) – Band E
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric underfloor heating and ceiling heating panels
- Broadband - Fibre available
- Parking- Residents Parking
- Construction- Brick and timber frame
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- Accessibility - Accommodation over 3 floors with stairs

Stamp Duty Land Tax

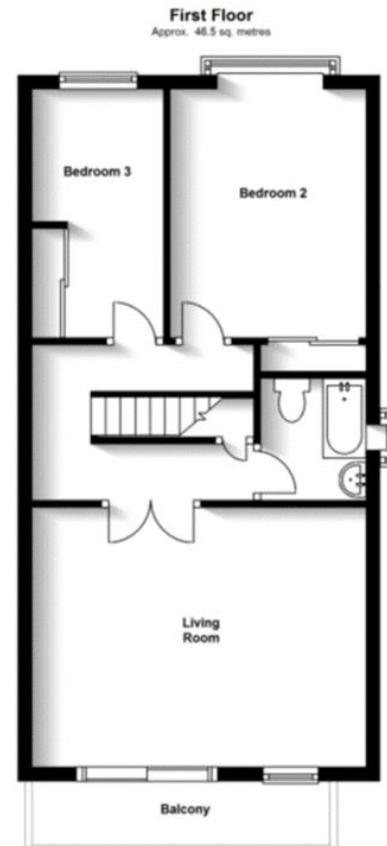
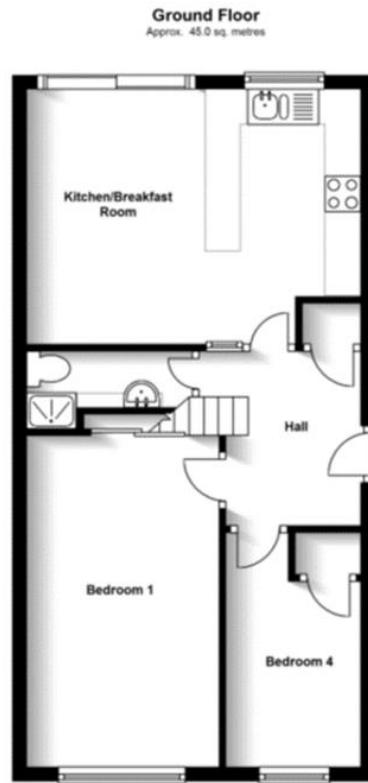
Land Registration Fees

Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.







This illustration is for identification purposes only. Not drawn to scale, unless stated. Whilst every care was taken in the preparation of this plan, please check all dimensions, shapes, compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		61   D
39-54	E		
21-38	F		
1-20	G		

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