

£210,000

98 Newbolt Road

Paulsgrove, PO6 4JQ

Offered with no onward chain! Ideally situated in the popular area of Paulsgrove, this three-bedroom terraced home in Newbolt Road offers an excellent opportunity for first time buyers and families, conveniently located close to local shops, schools and transport links. The accommodation comprises an entrance porch, a lounge, fitted kitchen/dining room with sliding doors opening onto the rear garden, three bedrooms and a practical shower room. Externally, the property boasts a large rear garden complete with a brick-built store/WC. An internal viewing is highly recommended to fully appreciate all this property has to offer!

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PORCH

ENTRANCE HALL

LOUNGE 12' 1" x 13' 10" (3.69m x 4.22m)

KITCHEN/DINER 8' 6" x 20' 8" (2.6m x 6.3m)

LANDING

BEDROOM ONE 11' 9" x 11' 9" (3.6m x 3.6m)

BEDROOM TWO 8' 7" x 11' 11" (2.62m x 3.64m)

BEDROOM THREE 9' 2" x 8' 7" (2.8m x 2.62m)

SHOWER ROOM 5' 6" x 8' 7" (1.7m x 2.62m)

REAR GARDEN

AGENTS NOTE This property is a non standard construction British Iron and Steel Federation home.





GROUND FLOOR

1ST FLOOR



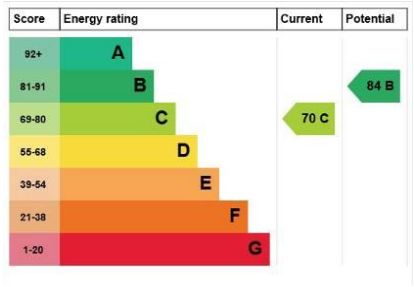
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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