



103 Lichfield Road, Portsmouth

Offers in Region of £300,000





103 Lichfield Road

Portsmouth

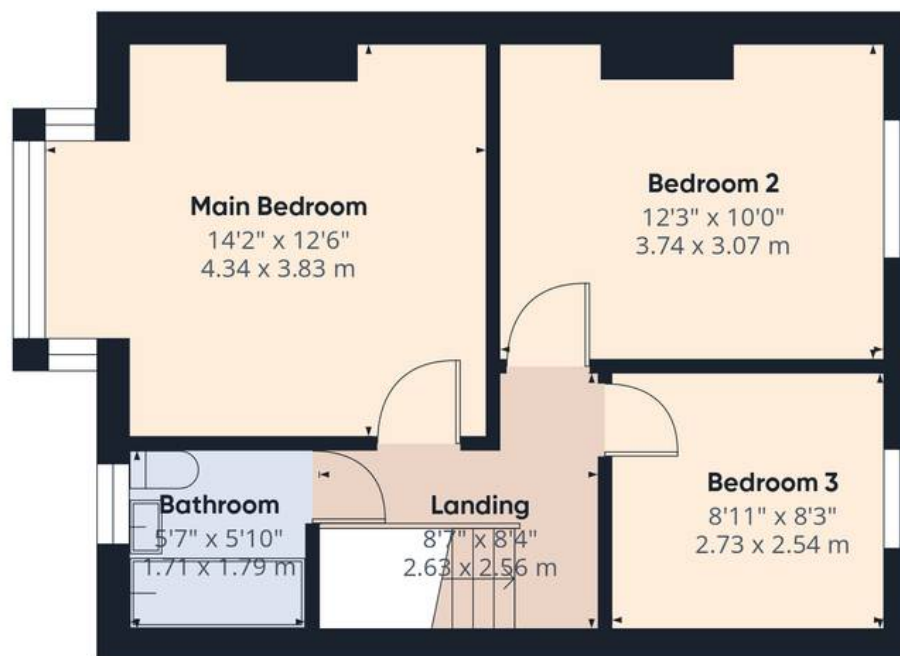
This attractive three-bedroom family home offers excellent potential, complete with planning permission for a loft room. The entrance hallway provides practical understairs storage and leads to a generous living room featuring a fireplace, high ceilings and a bay window. The separate dining room is perfect for entertaining, with direct access to the sunroom overlooking the garden. The fitted kitchen includes space for appliances and also leads to the Sunroom and a convenient downstairs WC. The sunroom, currently used for storage, could be transformed into a sitting area or playroom. Upstairs, there are two spacious double bedrooms, the main with a bay window, both offering ample storage, while the third bedroom is ideal for a child, guest or home office. The family bathroom features a shower over the bath. Outside, the enclosed rear garden is mainly lawn with a paved terrace and additional paved area ideal for seating or a shed. Situated close to Tamworth Park, Milton Common and good transport links, the property would benefit from some updating.

Material Information • Tenure: Freehold • Council Tax: Band C • 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: Off 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⁽¹⁾

971 ft²

90.2 m²

(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

Bridge House, Milton Road, Portsmouth – PO3 6AN

023 9282 6731

hello@chinneckshaw.co.uk

www.chinneckshaw.co.uk/

Chinneck Shaw, Bridge House, Milton Road, PO3 6AN Consumer Protection from Unfair Trading Regulations 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.