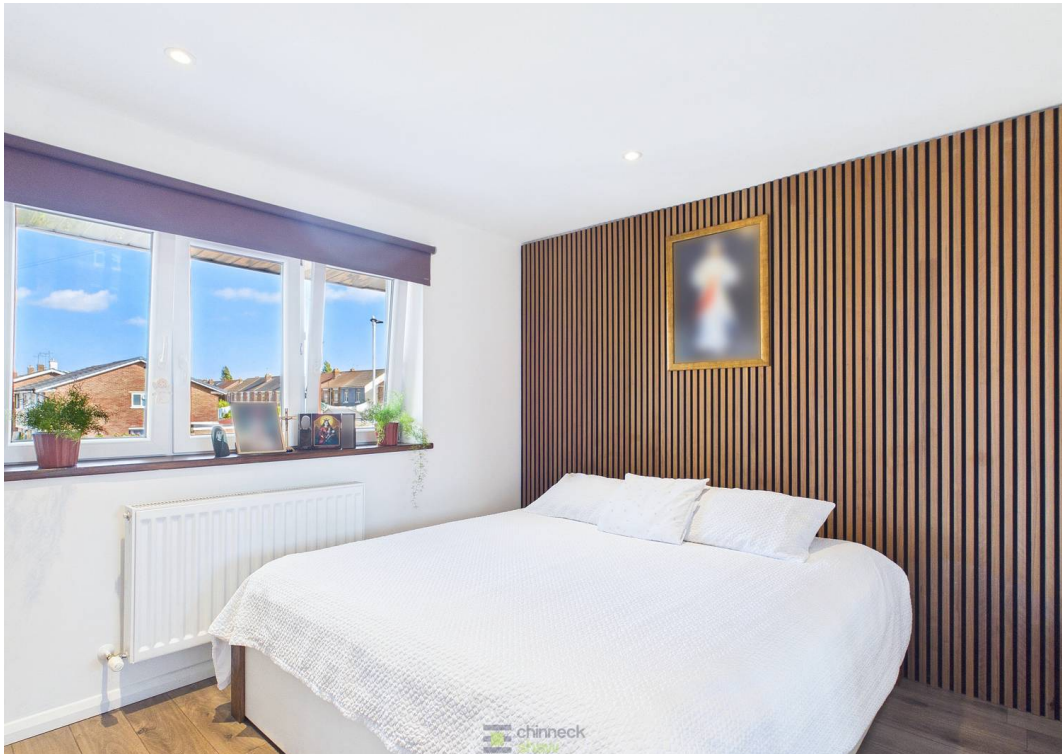




Walsall Road, Portsmouth

£350,000



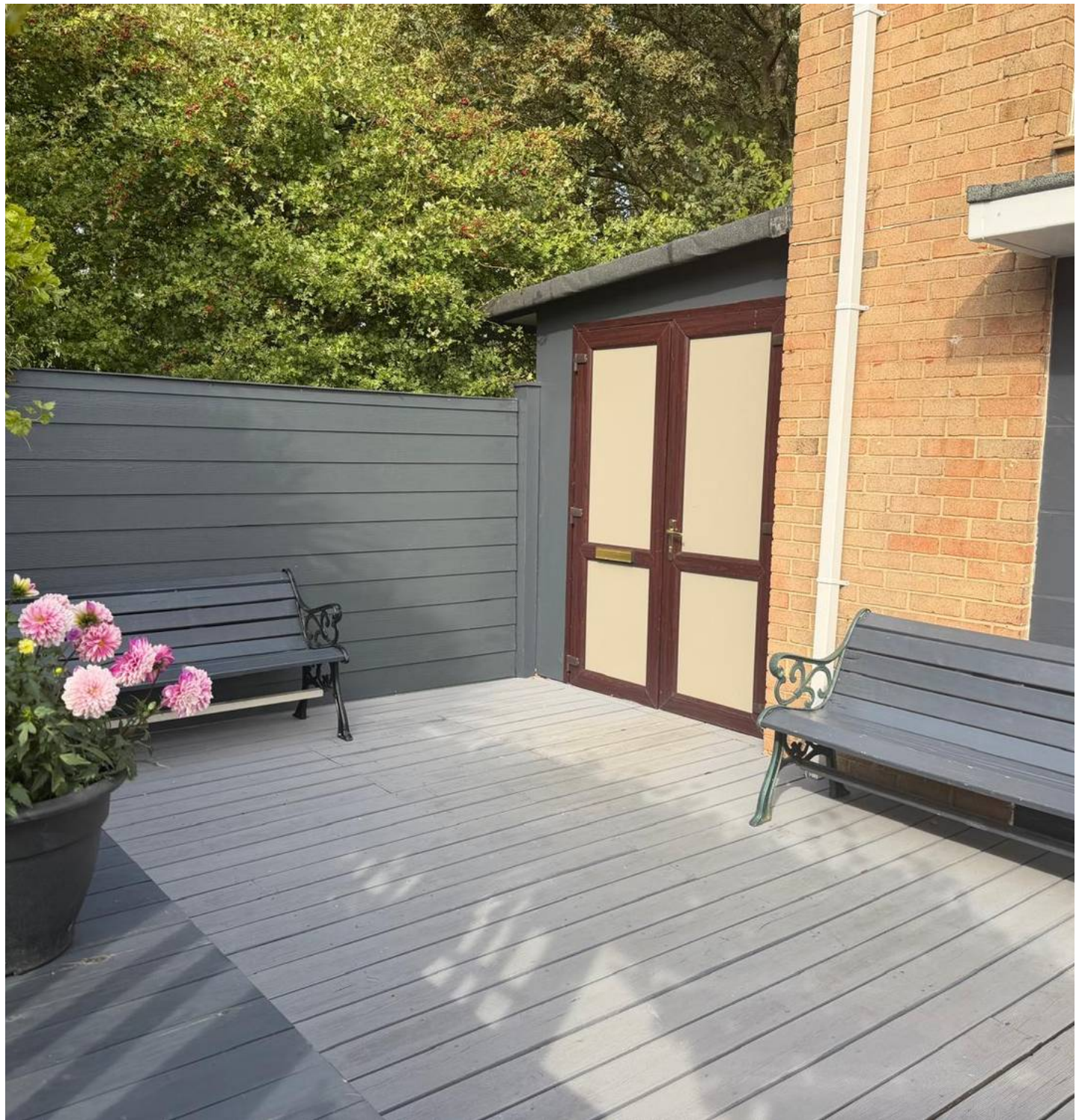


Walsall Road

Portsmouth

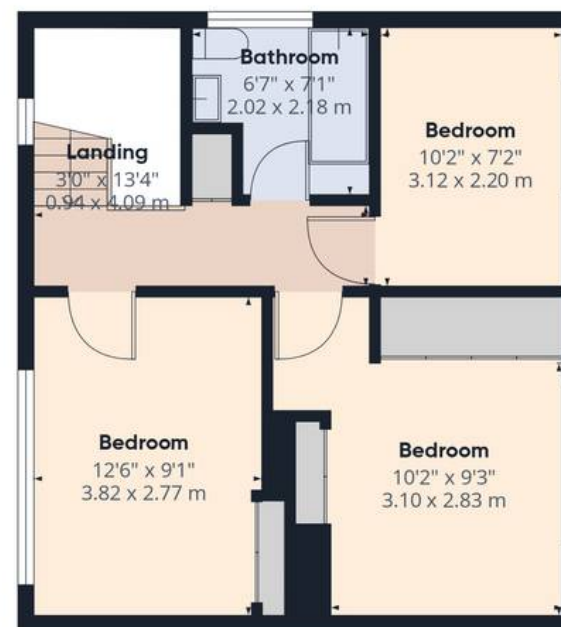
This beautifully presented three-bedroom semi-detached house is ready to move straight into and offers versatile living space ideal for modern life. The welcoming lounge provides a comfortable place to relax, while the stylish modern kitchen offers plenty of worktop space and storage. A handy downstairs WC adds to the practicality. Upstairs are three well-proportioned bedrooms alongside a fresh, contemporary bathroom. Outside, the attractive terrace creates a lovely spot for relaxing, dining or entertaining. The useful garden room offers excellent additional space for crafts, hobbies or storage, while covered side access provides a convenient place for bikes, prams and everyday essentials. Well positioned for enjoying the local area, the property is within easy reach of Tamworth Park and Baffins Pond, offering green spaces close to home. Combining modern presentation, flexible accommodation and some really useful extras, this is a welcoming home with plenty to offer.

Material Information • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On 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⁾

1012 ft²
94.2 m²

Balconies and terraces

239 ft²
22.2 m²

Reduced headroom

4 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

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