





WELCOME *Home*

O'Hara Properties have been favoured to offer for sale this two bedroom end of terrace house located close to the waterfront in Portchester. Accommodation extends to include a reception room and kitchen/diner on the ground floor. On the first floor there is a family bathroom/WC and two good size bedrooms. Outside the property has a small rear garden and a garage located in a block. The property is in need of updating which has been reflected in the asking price. This property is a probate property which has had grant of probate received. It is being sold with the benefit of no upper chain.



OHARA PROPERTIES AND ESTATES
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DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.



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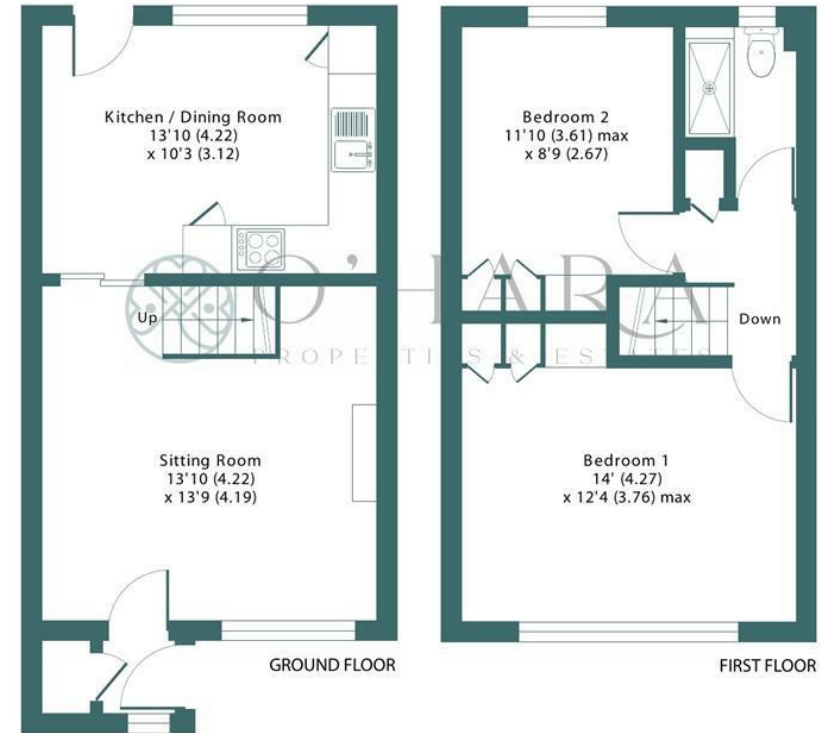
FEATURES

- END OF TERRACE HOUSE
- TWO BEDROOMS
- RECEPTION ROOM
- KITCHEN/DINER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR GARDEN
- GARAGE IN BLOCK
- IN NEED OF UPDATING
- CHAIN FREE SALE




Paddock Walk, Portsmouth, PO6

Approximate Area = 701 sq ft / 65.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2023. Produced for O'Hara Properties and Estates Ltd. REF: 1025296