



37 New Road East, Portsmouth, PO2 7RR

Offers in excess of £215,000

Situated in a convenient and well-connected location, this spacious three-bedroom mid-terrace home offers versatile accommodation arranged over three floors, making it an excellent opportunity for families, first-time buyers or investors alike. Featuring a generous through lounge, fitted kitchen, ground floor bathroom, three well-proportioned bedrooms and a converted attic room, the property also benefits from a useful storage room and an enclosed rear garden. Ideally positioned close to local amenities, schools and transport links, this home offers fantastic potential.

Accommodation-

The ground floor comprises an entrance hall leading into a spacious through lounge, providing excellent space for both living and dining. To the rear is a fitted kitchen with access to the garden, together with a family bathroom.

The first floor offers three bedrooms, including two generous doubles and a well-proportioned third bedroom, suitable as a nursery, guest room or home office.

The second floor features a converted attic room, providing flexible space ideal as a hobby room, home office or occasional bedroom (subject to any necessary consents), alongside a useful separate storage room.

Exterior-

To the rear, the property enjoys a private enclosed garden, offering a great space for outdoor entertaining.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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