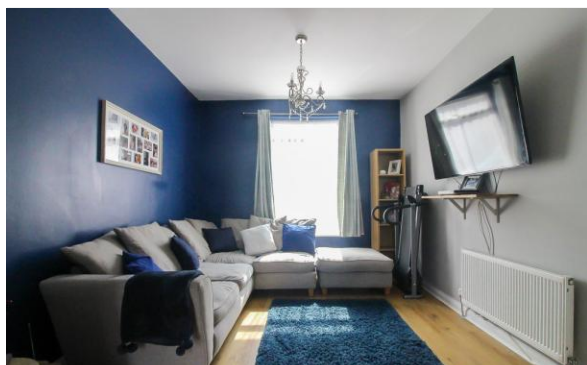




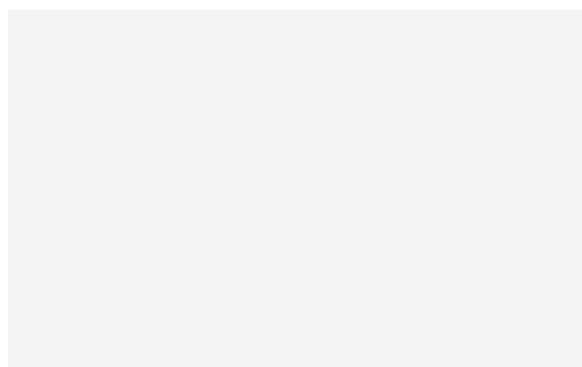
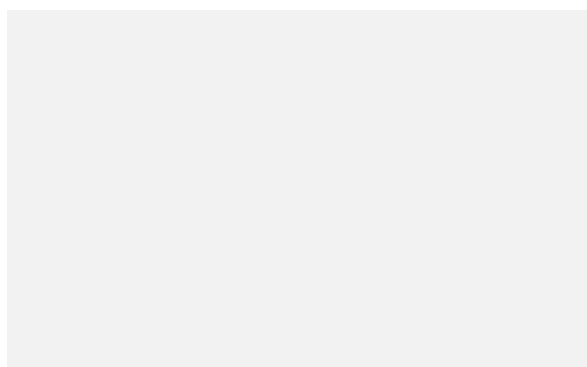
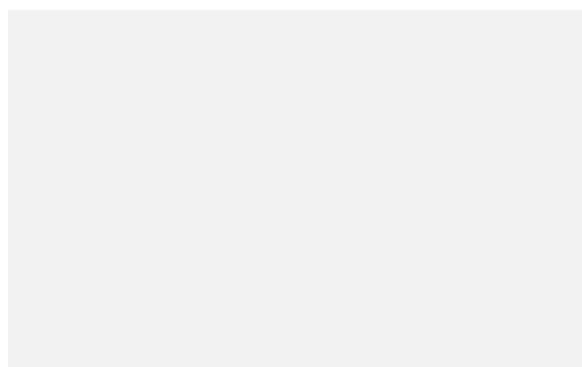
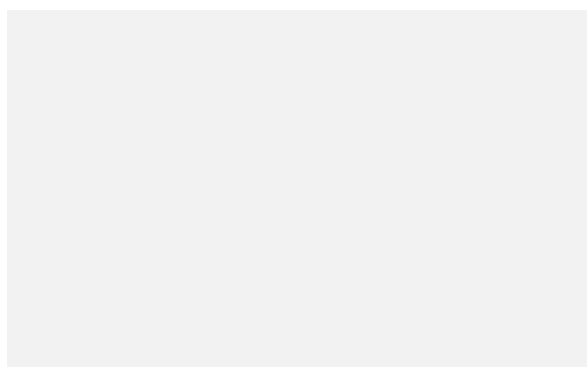
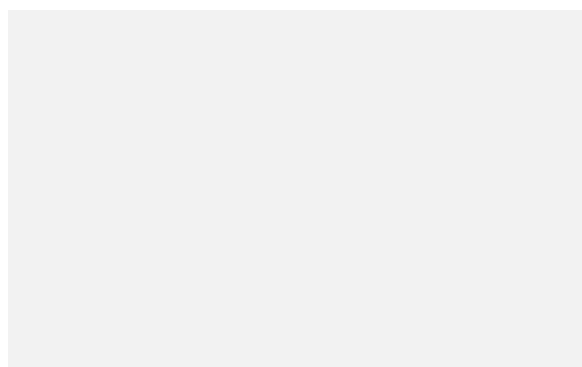
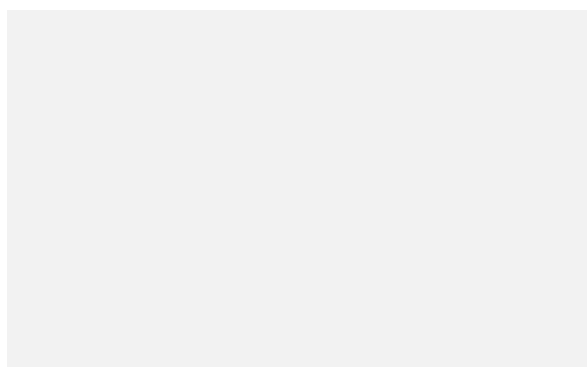
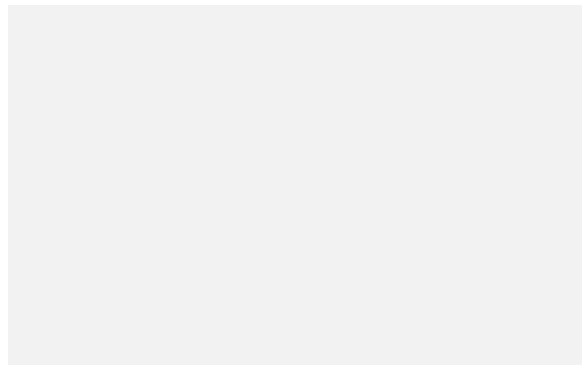
# Toronto Road, Portsmouth

## £215,000



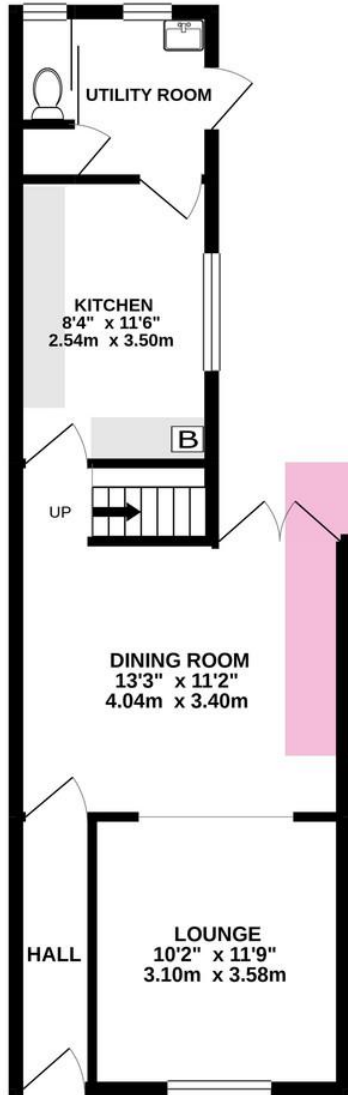
# Toronto Road, Portsmouth



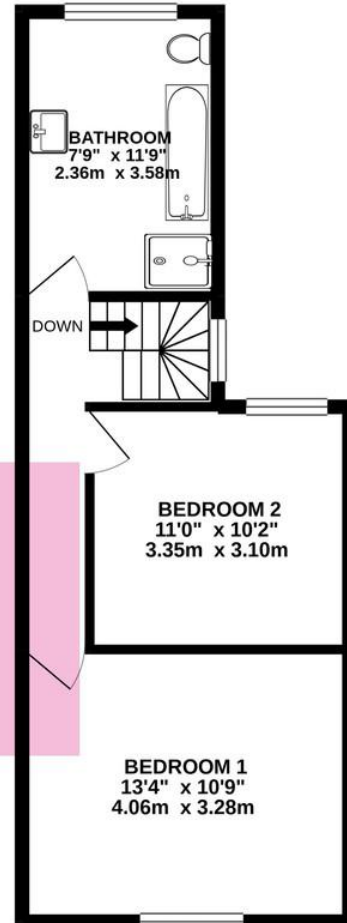


# Toronto Road, Portsmouth

GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

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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- STUNNING
- UPSTAIRS BATHROOM
- PRIVATE ENCLOSED GARDEN
- UTILITY AREA
- MODERN THROUGHOUT
- POPULAR LOCATION
- 
- 
- 
- 

A fantastic opportunity to purchase this beautifully presented home situated in a popular Portsmouth location. Finished to a high standard, airy and bright throughout, with a utility room and a lovely private rear garden this property is ideal for any first time buyers looking to get on the property ladder. With excellent travel links in and out of the City and a short distance to commercial Road this is not one to miss!

**ENTRANCE HALL** Wall mounted electricity box and gas meter, door leading into dining room.

**DINING ROOM** 13' 3" x 11' 2" (4.04m x 3.4m) Wood laminate flooring, radiator, double glazed double door leading out to garden, arch opening into lounge.

**LOUNGE** 11' 9" x 10' 2" (3.58m x 3.1m) Double glazed window, wood laminate flooring, radiator.

**KITCHEN** 11' 6" x 8' 4" (3.51m x 2.54m) Double glazed window to side, mix of wall and base units, stainless steel sink and drainer, fitted oven with four ring gas hob and extractor over, radiator, wall mounted boiler, door into utility room.

**UTILITY ROOM** 7' 6" x 6' 9" (2.29m x 2.06m) Obscure double glazed window, tiled walls and flooring, pedestal wash and hand basin with storage under, w.c, storage cupboard, door leading out to garden.

**LANDING** Window to side, soft carpet, loft hatch, doors to rooms.

**BATHROOM** 7' 9" x 11' 9" (2.36m x 3.58m) Obscure double glazed window, partial tiled walls, walk in shower, fitted bath, w.c, pedestal wash and hand basin with storage under, towel radiator.

**BEDROOM 2** 11' 0" x 10' 2" (3.35m x 3.1m) Double glazed window, soft carpet, radiator.

**BEDROOM 1** 13' 4" x 10' 9" (4.06m x 3.28m) Double glazed window, soft carpet, radiator.

**GARDEN** Beautifully presented, private enclosed, courtyard style, low maintenance, raised decking area, decked BBQ station with storage under and additional gadgets which need to be seen!