

GUIDE PRICE

**£310,000 - £325,000**

**43 Raymond Road**

Paulsgrove, PO6 4RB

## PROPERTY SUMMARY

Offered with No Forward Chain, we're pleased to present to the market this three bedroom end of terrace property positioned on the Portchester hillslopes in Raymond Road. To the ground floor the property consists of a large lounge diner, a conservatory fitted with a Silent Roof System, an extended kitchen and a downstairs WC. Ascending the stairs to the first floor you will find three bedrooms and a modern fitted family bathroom with a four piece bathroom suite. Externally, the property boasts both off road parking and a shared driveway, a well presented low maintenance rear garden with a log cabin complete with power and lighting. To arrange your viewing contact our Portchester Office.





**FRONT** Off road parking for two cars and a separate shared driveway.

**PORCH** 4' 11" x 4' 07" (1.5m x 1.4m) Inner door to hallway.

**HALLWAY**

**WC**

**LOUNGE/DINER** 21' 08" x 12' 11" (6.6m x 3.94m) Multi fuel stove for both wood and smokeless fuel.

**LOBBY** Under stairs storage area with Valiant combi boiler.

**KITCHEN** 14' 01" x 7' 11" (4.29m x 2.41m)

**CONSERVATORY** 13' 09" x 9' 08" (4.19m x 2.95m) The conservatory roof is fitted with a Silent Roof System and electric heating. Sliding door to rear garden.

**LANDING**

**BEDROOM ONE** 11' 07" x 11' 00" (3.53m x 3.35m)

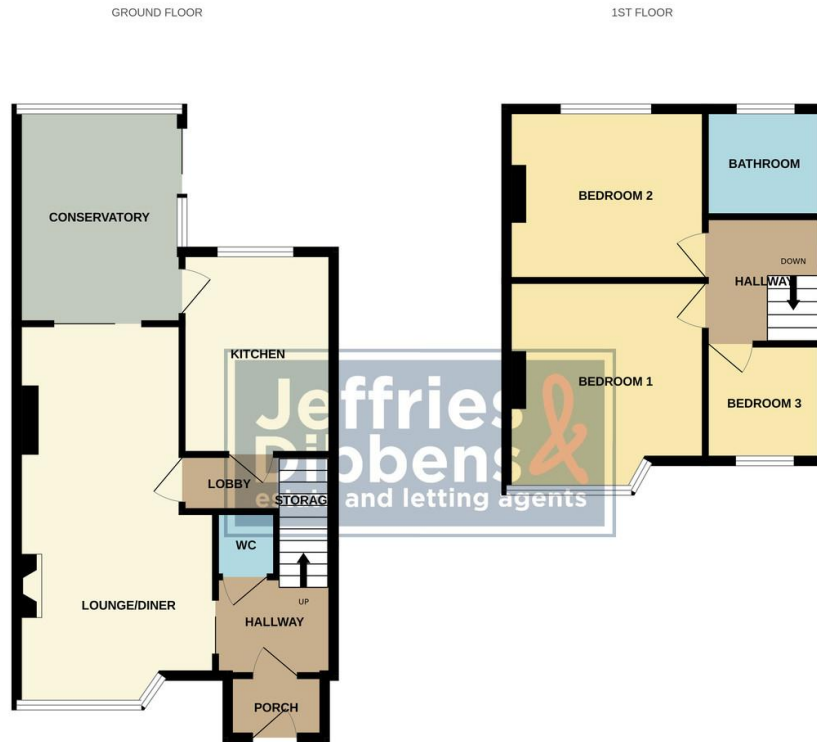
**BEDROOM TWO** 11' 00" x 9' 10" (3.35m x 3m)

**BEDROOM THREE** 7' 11" x 6' 05" (2.41m x 1.96m)

**BATHROOM** 7' 10" x 6' 07" (2.39m x 2.01m) Modern fitted bathroom with a four piece suite.

**REAR GARDEN** Multiple patio seating areas, log cabin with power, lighting and heating and a plastic garden shed. Side access to shared driveway.

**ADDITIONAL INFORMATION** Please note that the property underwent a full re wire, (excluding the kitchen) in 2019.



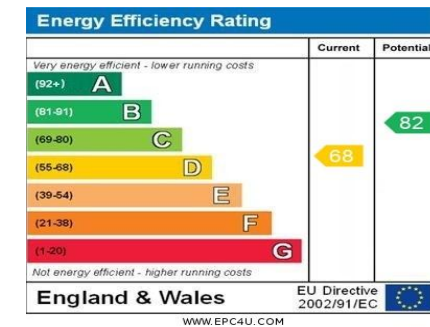
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix C5024

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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