

YOUR MOVE

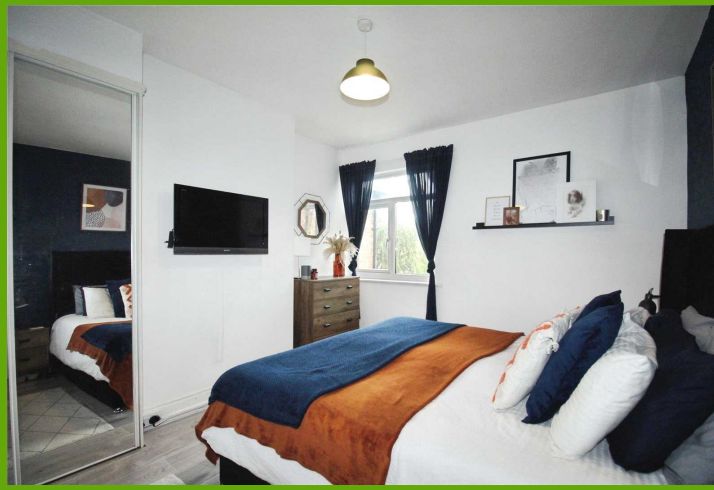
7A, Ebery Grove, Portsmouth, Hampshire

£185,000 *Share of Freehold*

- First-floor two-bedroom flat
- Private garden with direct access
- Near popular Baffins Pond
- Close to local shops and cafés
- Good access to A27 and M27
- Bus links across Portsmouth
- Near Fratton and Hilsea stations
- EPC rating C energy efficiency
- Council Tax Band A, low cost
- Ideal for first-time buyers
- Council Tax Band: A
- EPC Rating: C
- Local Authority: Portsmouth City Council







This two-bedroom first floor flat is for sale in Portsmouth and represents an appealing opportunity for a first-time buyer or investment purchase. The property comprises one reception room, a kitchen and a bathroom, providing a practical layout for day-to-day living. Stairs lead down to the garden, offering valuable outdoor space that is not always available with flats in the area.Another benefit is there is no service charge, no ground rent and share of freehold.

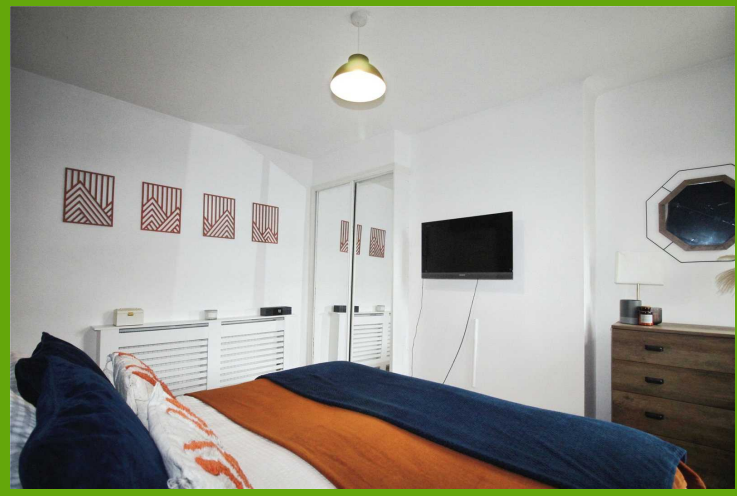
Situated near Baffins Pond, the flat benefits from close proximity to this popular local amenity, known for its green open space, play areas and walking routes. The surrounding residential area offers access to local shops, cafés and everyday services, with further facilities available in central Portsmouth, including commercial, leisure and cultural attractions.

Portsmouth offers a range of schools, further education options and healthcare services within a reasonable distance of the property. Road links connect the area to the wider city and nearby routes towards the A27 and M27.

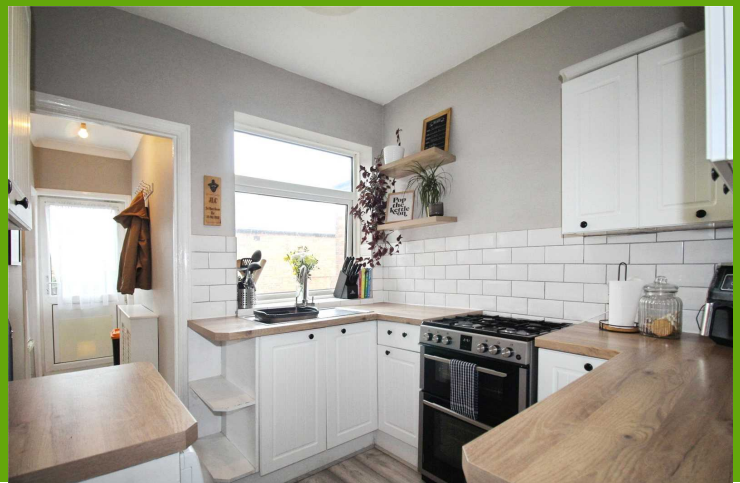
The property has an EPC rating of C and falls within Council Tax Band A, which may be of particular interest to budget-conscious buyers and investors.

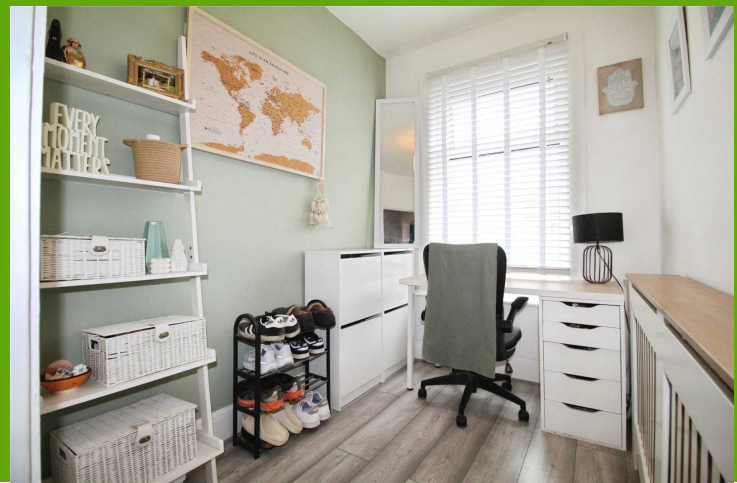


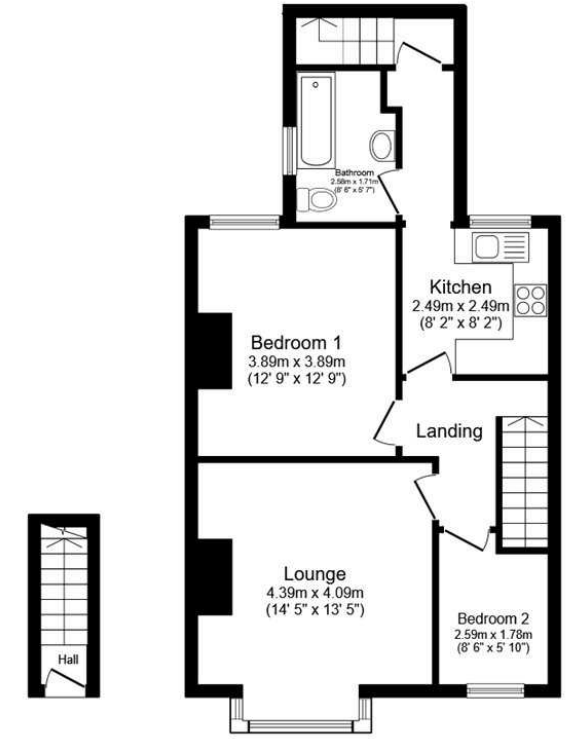













Total floor area: 60.1 sq.m. (647 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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