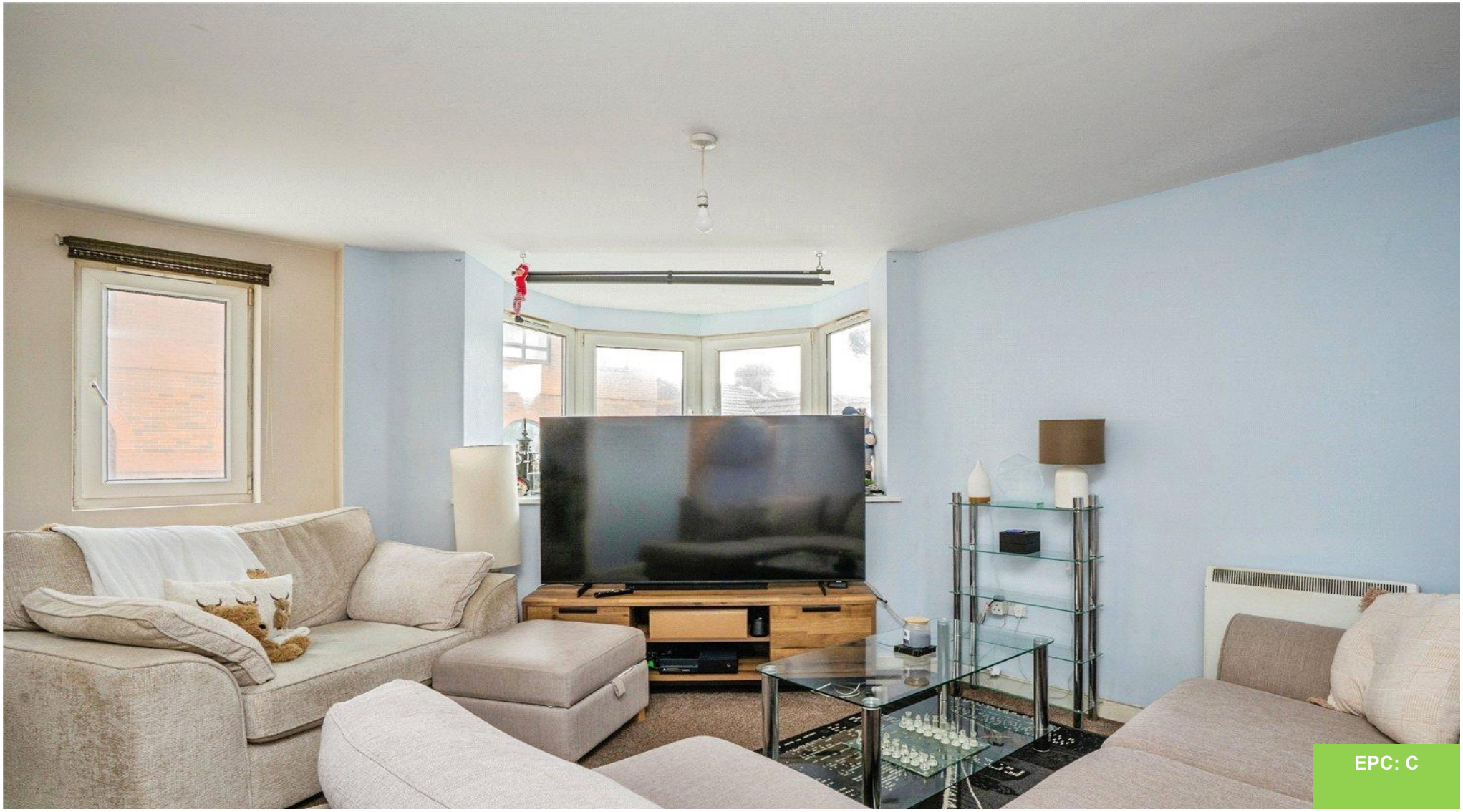


Nancy Road, Portsmouth, Hampshire
Guide Price: £120,000

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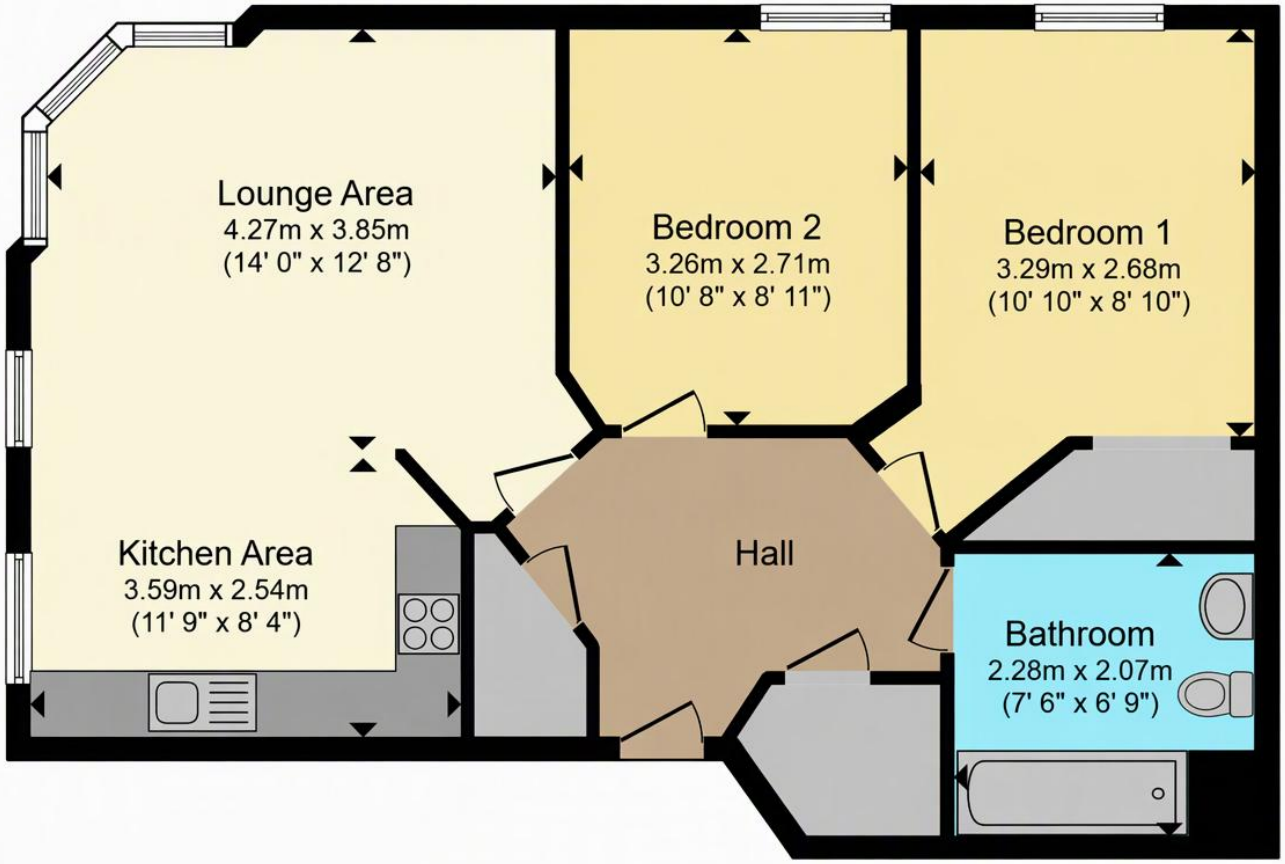
Offered to the market with no forward chain, this attractive two-bedroom upper floor apartment presents an excellent opportunity for first-time buyers, downsizers and investors alike.

The property enjoys a bright and airy feel throughout, with well-proportioned accommodation comprising two generous bedrooms, a modern three-piece bathroom suite and an impressive open plan kitchen/living area. Large windows draw in an abundance of natural light creating a wonderful space to relax and entertain.

Well maintained and ready for immediate occupation, the apartment offers buyers the chance to put their own stamp on a home in a convenient and well-connected location.
Situated in the heart of Fratton, Nancy Road is ideally positioned for easy access to local shops, cafes, supermarkets and excellent transport links, including Fratton Train Station. Portsmouth city centre, Southsea seafront and Gunwharf Quays are all within easy reach, making this a superb choice for both owner-occupiers and landlords seeking a strong rental investment.







First Floor

Total floor area 75.9 m² (817 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£2,160**

Years Left on Lease: **101**

Ground Rent: **£200**

Viewing by appointment

T: 023 9282 1621
E: portsmouth@morrisdibben.co.uk
28 Hampshire Terrace, Portsmouth, Hampshire, PO1 2QF

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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