



## 12 Whitworth Road

Portsmouth, PO2 7RU

Offers in excess of £260,000

This property boasts three reception rooms, three double bedrooms, and a loft room making it an ideal home for families or those seeking extra space. Parking Permits now required ( GD Zone ) between 16:00 and 18:00 hours for ease of parking.

Upon entering, you are greeted by two generously sized reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The well-presented interior features new carpets throughout, ensuring a fresh and inviting atmosphere. The addition of a loft room provides further versatility, whether you wish to use it as a study, playroom, or additional storage.

The property also includes a delightful conservatory, which floods the space with natural light and offers a lovely view of the garden. The outdoor area is a true gem, featuring a well-maintained garden complete with a purpose-built shed that is currently equipped with electricity and houses the washing machine, adding to the practicality of the home.

Situated in a popular location, this property benefits from excellent bus routes and transport links, making commuting and exploring the local area a breeze. With its spacious layout and modern amenities, this home is ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this wonderful property your own.

- Three Bedrooms
- Loft Room
- Conservatory
- Two Spacious Reception Rooms
- Great Transport Links
- Popular Area
- Upstairs W.C.
- Fantastic First Time Purchase of Investment
- \* NEW \* Parking Permits now required ( GD Zone ) between 16:00 and 18:00 hours.

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



3



1

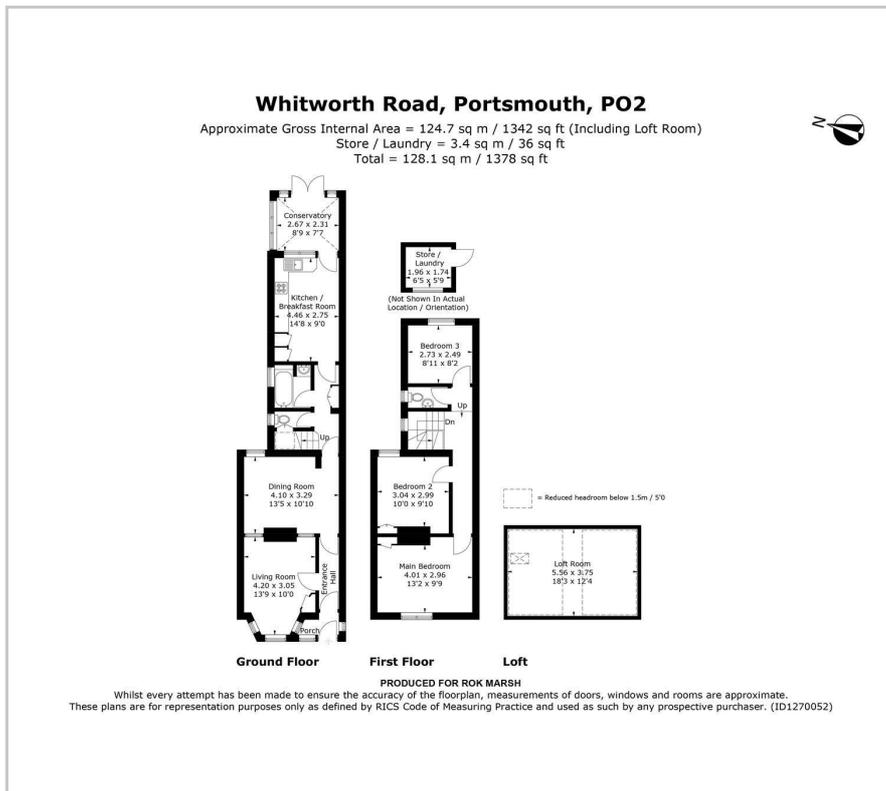


2



D

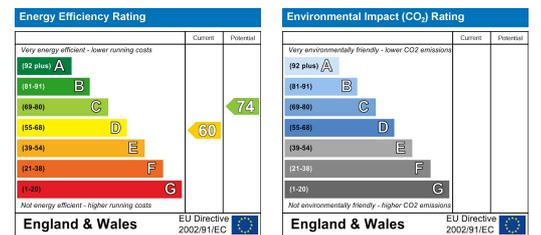
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.