



## Tintagel Way

Ports Solent, Portsmouth, PO6 4SS

**Two Bedroom Mid Terraced House with Garage**

Offers in Excess Of

**£300,000**

# Property Features

- 2 Double Bedroom Terraced Property
- Marina Location
- Fitted Kitchen
- Lounge/Diner
- Cloakroom
- Balcony Off Bedroom One
- Enclosed Rear Garden
- Gas Central Heating
- Garage
- Close to Port Solent Boardwalk

## Full Description

### OVERVIEW

Two Bedroom terraced home with private garden and garage. This marina home is located within the popular Port Solent Marina Development in Portsmouth and offers two double bedrooms, garden, and a balcony off of bedroom one.

### DIMENSIONS

Entrance Lobby

Living/Dining Room - 5.03m x 3.68m (16' 6" x 12' 1")

Inner Hallway

Cloakroom

Fitted Kitchen - 2.69m x 1.55m (8' 10" x 5' 1")

First Floor Landing

Bedroom One - 3.68m x 2.95m (12' 1" x 9' 8")

Bedroom Two - 3.68m x 2.79m (12' 1" x 9' 2")

Bathroom - 1.91m x 1.85m (6' 3" x 6' 1")

Rear Garden

Garage

### GENERAL DESCRIPTION

Marina Life Homes are delighted to bring to market this 2 bedroom terraced house with garage, situated in the popular Tintagel Way at Port Solent.

Tintagel Way has a spacious, open feel to the road, with additional residential parking areas for visitors to your home. It is situated within easy walking distance to the bars and restaurants at The Boardwalk and close to the marina. As well as the numerous bars and restaurants, Port Solent is also home to the Odeon Cinema and David Lloyd Gym and Swimming Pool as well as a variety of shops - a great place to relax and enjoy your leisure time. It offers easy access to M27/M275 and A3 motorways and is close to Portchester Train station.



The house has a lovely light and airy feel throughout and has been recently redecorated, together with new fitted carpets and a new boiler.

Entering through the front door into the lobby, you then walk into the living/dining area which has a modern, contemporary feel and is finished with neutral décor and hard flooring, there is space for sofa and dining table and a useful under stair storage cupboard.

From the inner hallway there are doors to the kitchen, cloakroom, and rear garden as well as stairs leading to the first floor. The kitchen overlooks the rear garden and is fitted with a range of cupboards and has a built-in gas hob, electric oven and space for fridge freezer and washing machine. The newly fitted boiler is also housed in the kitchen.

Upstairs there are 2 spacious double bedrooms, one with built in airing cupboard and the bathroom which is fitted with sanitary ware to include pedestal wash hand basin, WC and bath with shower fitted over. The main bedroom, which overlooks the front aspect of the property has a door which leads out onto the external balcony, where you can sit and enjoy the sunshine from the morning, through to early afternoon.

Externally there is an enclosed West facing rear garden with entrance gate and outside water tap. With brick and fence surround, patio and shingle area, this provides a great low maintenance outside area to enjoy the afternoon and evening sunshine.

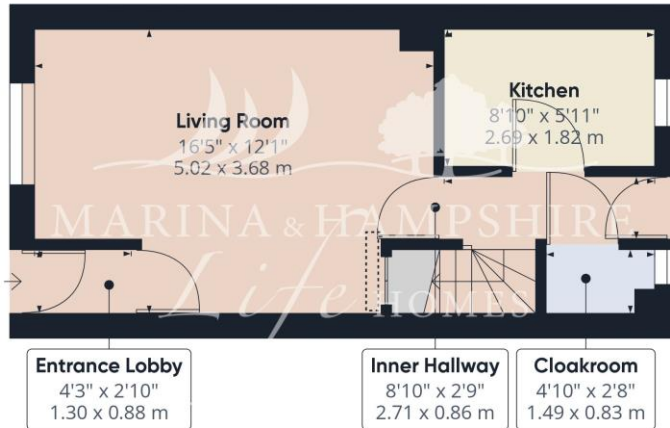
Adjacent to the property you will find a single garage with up and over door, plus eaves storage area and parking to the front.

This home would make an ideal first-time property or investment purchase - call us now to arrange a viewing.

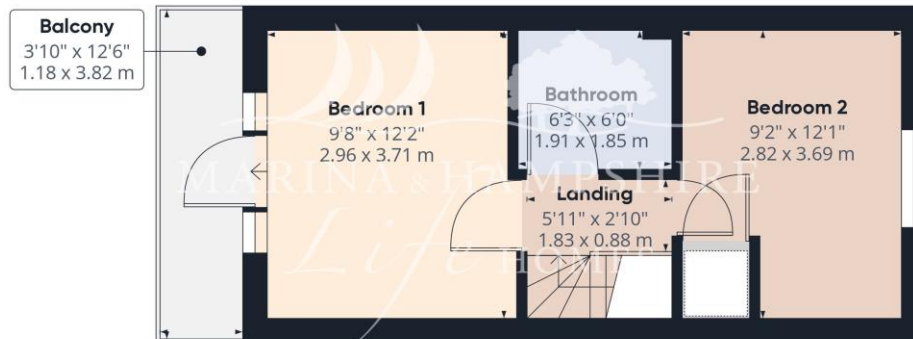


## IMPORTANT INFORMATION

- Price (£) 300,000
- Tenure - Freehold
- Annual service charge amount (£) 1025.73
- Service charge review period - February Yearly
- Council tax band (England, Wales and Scotland) - D
- 100% of property being sold
- Gas Central Heating



Floor 0



Floor 1



Approximate total area\*

592.75 ft<sup>2</sup>  
55.07 m<sup>2</sup>

Reduced headroom

1.9 ft<sup>2</sup>  
0.18 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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