



Newlyn Way  
Port Solent  
Portsmouth  
Hampshire  
PO6 4TN

Offers in Excess of £398,000

bettermove 

# Newlyn Way Portsmouth

Bettermove are proud to present this 3 bedroom end of terrace house in Port Solent available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the driveway and single garage. The council tax band is E. The annual service charge is approximately £1,300.

The interior of this well presented property comprises a spacious kitchen with dining area and access to the conservatory, 2 bedrooms and a shower room on the ground floor. The first floor consists the reception room with access to the private balcony, the mast bedroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

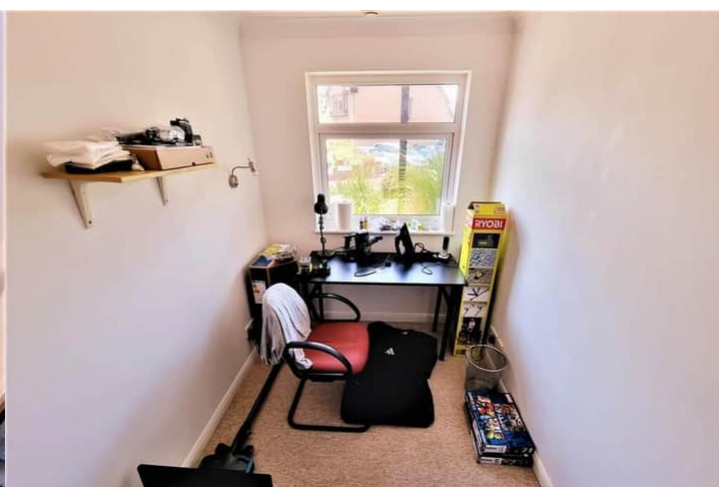
Located in the popular city of Portsmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M27, Portchester mainline railway and many local buses to Portsmouth City Centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

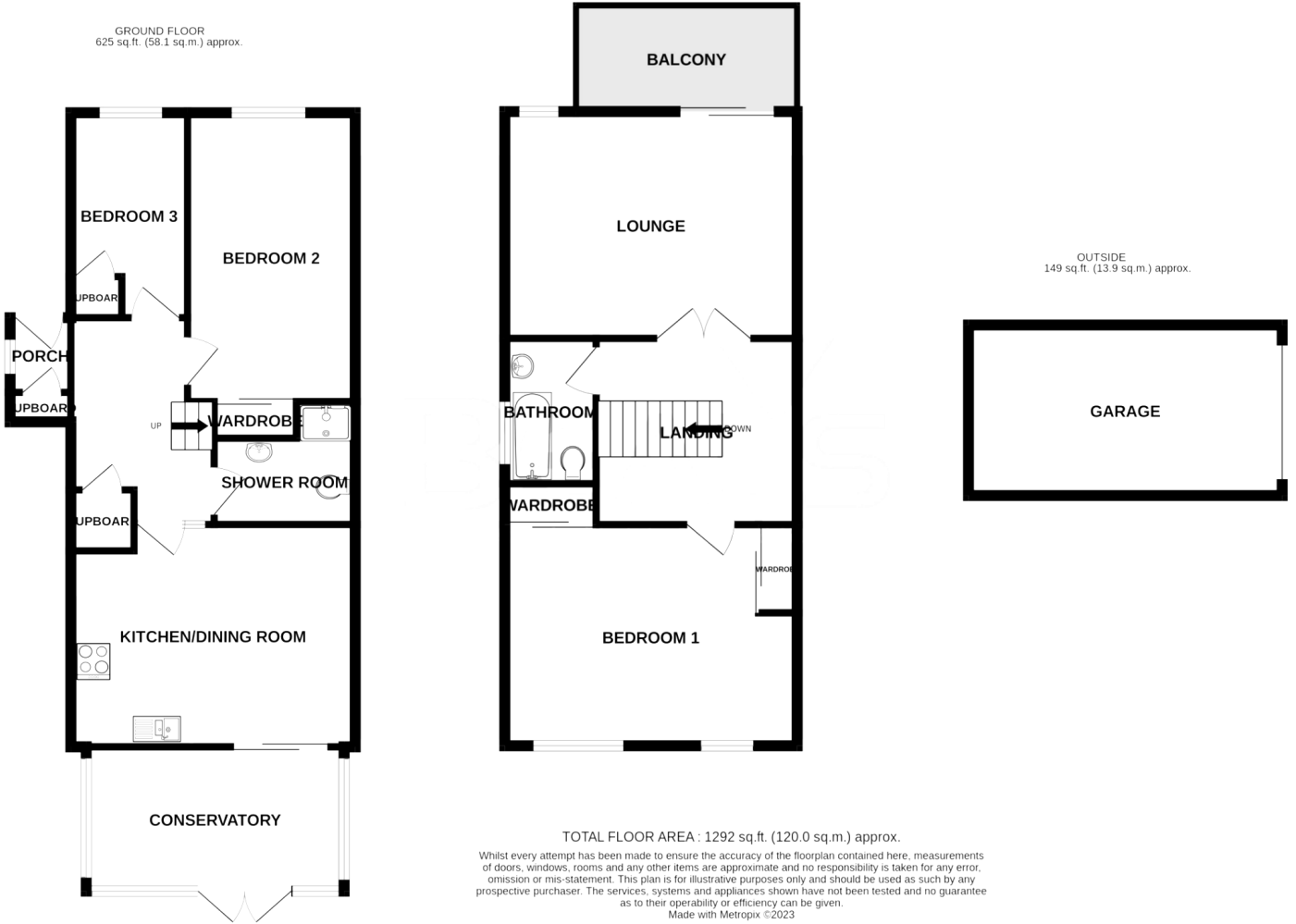
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



1ST FLOOR  
517 sq.ft. (48.1 sq.m.) approx.

GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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