

**FOR SALE**



**Shadwell Road, Hilsea**  
**Asking Price Of £165,000**

**MARTIN&CO**



# Shadwell Road, Hilsea

Asking Price Of £165,000

- 999 Year Lease
- Two Double Bedrooms
- Chain Free
- New Kitchen
- New Carpets

Beautifully presented two-bedroom first floor flat, with a 999 year lease, and a share of freehold with New Boiler, carpets and kitchen. On the ever popular Shadwell Road in Hilsea and it's chain free!

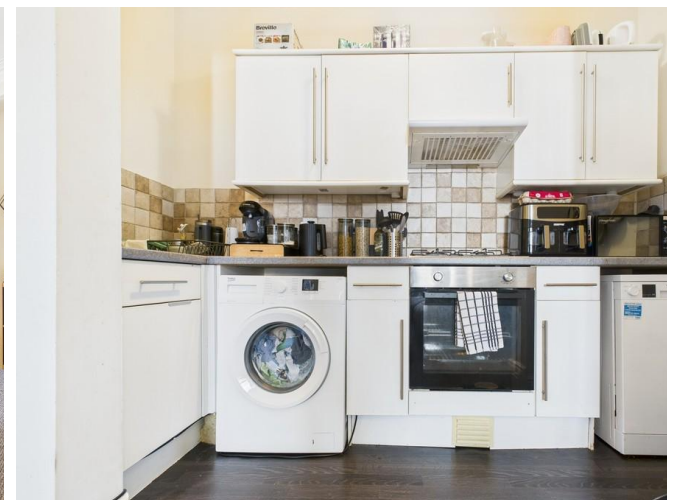
Spacious Two-Bedroom First Floor Flat with 999-Year Lease – Chain Free!

Located on the popular Shadwell Road, this well-proportioned first-floor flat offers spacious living, two double bedrooms, and a 999-year lease, all with the added benefit of no forward chain.

**\*Please Note:** The property will have a new Kitchen and carpets throughout, as well as a new boiler and the bathroom being made fresh.

Briefly comprising:

You enter the property via your own private front door, with stairs leading up to the main living area. At the rear of the flat, you'll find a



generous double bedroom overlooking the garden(private for ground floor), offering a quiet and peaceful outlook.

Off the central landing is the family bathroom, featuring a useful storage cupboard housing the boiler, as well as a separate WC. A second good-sized double bedroom is located just off the hallway, providing excellent space for guests, a home office, or additional family accommodation.

To the front of the property is a spacious lounge, complete with original features, including a charming bay window and feature fireplace-a perfect place to relax or entertain. The kitchen is also located at the front and offers ample cupboard and appliance space, ideal for everyday convenience.

This flat offers plenty of character and comfort in a well-connected location, close to transport links and local amenities.

Don't miss out – arrange your viewing today!

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.