



## Fawcett Road, Southsea, PO4 0DJ

### £185,000

**\*\*FULL REFURBISHMENT\*\* \*\* TWO BEDROOM GARDEN APARTMENT\*\***  
**\*\*\* SHARE OF FREEHOLD \*\*\***

GD3 Property are delighted to market this fully refurbished ground floor garden apartment. This property is ideal for first time buyers or for investment.

This property consists of a large lounge with a square bay, a large double master bedroom, three-piece white suite with shower over the bath, small double bedroom which could also be perfect for an office, a beautiful modern kitchen with built in appliances (dishwasher, 50/50 tall fridge freezer and washing machine) The garden is currently being developed and the final refurbishment to this area including fencing and rear gate will be completed in the coming weeks.

Our lettings team have advised they would recommend marketing the property between £800 - £1000 Per month.

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## Entrance



Via property forecourt with double glazed front door to:-

## Entrance Hall

Ceiling coving, radiator, doors to:-

**Lounge 15'7" into bay x 10'6" (4.77 into bay x 3.21)**



smooth ceiling and walls, Double glazed bay window to front, and radiator.

**Bedroom 1 13'3" x 10'7" (4.04 x 3.23)**



Smooth wall and ceilings, Double glazed window to rear, radiator.

## Bathroom



Obscure double glazed window to side, radiator, suite comprising:- bath with tiling to ceiling, hand basin and low level W.C.

**Bedroom 2 12'4" x 5'11" (3.76 x 1.81)**



Smooth wall and ceilings, Double glazed window to side, radiator.



# Fawcett Road, Southsea, PO4 0DJ

Kitchen 10'5" x 8'11" (3.18 x 2.74)



Double glazed window to side, range of fitted base and wall kitchen units comprising cupboards and drawers with roll top work surfaces over and tiling to splashbacks, inset stainless steel single drainer sink unit. Built in Oven, Hob, Tall fridge freezer, washing machine and dishwasher.

## Garden



Lawned area plus shrub and flower beds. We have been informed new fences and gates will be fitted, as well as paving and grass.

