

PEMBROKE ROAD

OLD PORTSMOUTH | HAMPSHIRE | PO1 2NR



£775,000

FREEHOLD

- End of Terrace Town House in Fabulous Location
- Stroll to Waterfront, Cathedral and Spice Island
- Top Floor Master Bedroom with En-Suite & Balcony
- Two Further Double Bedrooms & Family Bathroom
- 23ft 'Through' Living Room leading to the Garden
- Kitchen/Breakfast Room with Range of Appliances
- Gas Central Heating & Double Glazing
- 40ft Terraced Garden with Rear Access to Single Garage





In Brief

We have pleasure in marketing for sale this Three Storey End of Terrace Town House situated in a fabulous residential location within the CONSERVATION cathedral city of Old Portsmouth just a stroll from the waterfront, open parkland, Spice Island and the Marina complex of Gunwharf Quays. EXCELLENT schooling including Portsmouth Grammar School (PGS) and High School for Girls are both within a short walk along with railway services to London (Waterloo) and the main shopping precinct found at nearby Palmerston Road.

At just under 1,400 sq.ft (128.2 sq.m) spanning three floors, the accommodation features; SPACIOUS reception hall, 23ft x 13ft 'through' living room with French doors to the garden and a fitted kitchen/breakfast room complete with INTEGRATED appliances including oven, Neff convection hob, fridge/freezer, Bosch dishwasher and washing machine plus wine cooler. The first floor provides two double bedrooms and the main family bathroom with four-piece suite while the master bedroom with modern EN-SUITE shower room features a southerly facing BALCONY.

Externally, there is an enclosed terraced garden of approx. 40ft in depth with door access to a single GARAGE which is approached via Farthing Lane to the rear. With only three properties of this type in this location, this is a rare opportunity not to be missed!

£775,000

KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'F'



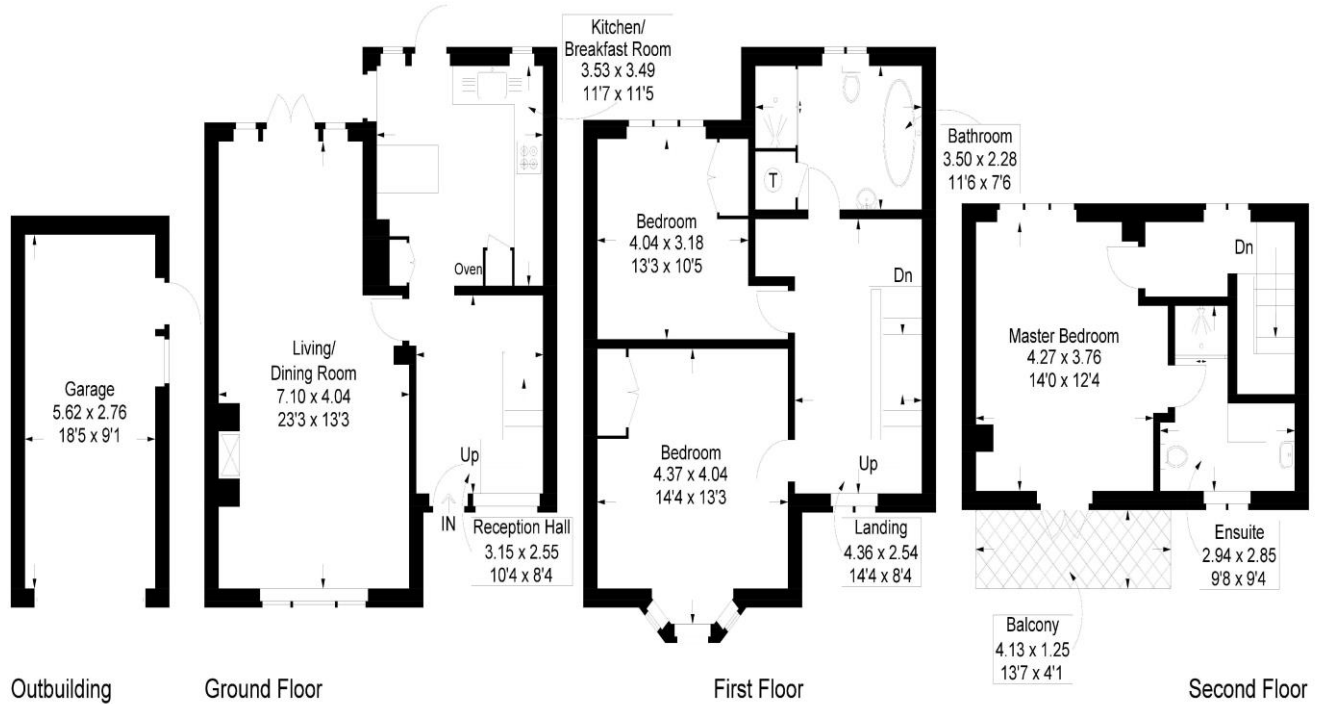
PEMBROKE ROAD

OLD PORTSMOUTH | HAMPSHIRE | PO1 2NR



Pembroke Road, Old Portsmouth

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft
 Outbuilding = 16 sq m / 172 sq ft
 Total = 144.2 sq m / 1552 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Sou
Sale
7/9
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton, PO6 2AA
Tel: 023 9221 0101

15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

