

# HAVELOCK ROAD

SOUTHSEA | HAMPSHIRE | PO5 1RU



£700,000

Freehold

- Superb Five Bedroom Semi-Detached Residence
- Highly Desirable Conservation Area
- Excellent Location just north of Albert Road
- Almost 2,200 sq.ft (207 sq.m) over Three Floors
- Lovely 21ft x 11ft Kitchen/Breakfast Room
- Two Fine Reception Rooms : Useful Cellar
- Victorian Style Bathroom & Separate Shower Room
- Southerly Garden with Patio, Pergola & Artificial Lawn







## In Brief

We have pleasure in marketing for sale this CLASSIC Victorian Semi-Detached house situated in a desirable residential setting within the highly requested Campbell Road CONSERVATION Area just north of the popular Albert Road district of Southsea offering a variety of eclectic shops along with cafes, bars, restaurants and The Kings Theatre.

At over 2,200 sq.ft (207 sq.m) spanning three floors, the BEAUTIFULLY presented interior features; reception hall with quality exposed flooring and access to cellar, cloakroom, living room, separate dining/family room and 21ft fitted kitchen/breakfast room with bi-fold doors on the ground floor while three DOUBLE bedrooms, the VICTORIAN styled family bathroom and separate shower room will be found on the first floor. Two further double bedroom and access to a large eaves storage space are situated on the second floor.

The walled forecourt provides side access leading to a SOUTHERLY facing garden featuring a patio with pergola, artificial lawn and new shed.

With excellent schooling, Portsmouth University and transport links to all parts of the city also found nearby, this would make the PERFECT family home.

£700,000

## KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'E'





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Havelock Road, Southsea

Approximate Gross Internal Area = 207.7 sq m / 2236 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 40.3 sq m / 434 sq ft  
 Total = 248 sq m / 2670 sq ft



= Reduced headroom below 1.5m / 5'0"

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.

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