

KING CHARLES STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2BS



£475,000
Freehold

- Beautifully Presented End of Terrace House
- Highly Requested Conservation Area
- Short Walk to Waterfront, Spice Island & Gunwharf
- Living/Dining Room Overlooking Landscaped Garden
- Fabulous Fitted Kitchen/Breakfast Room (oven & hob)
- Three Bedrooms all with Wardrobes : Family Shower Room
- Ground floor Cloakroom : Karndean Flooring
- Rear Gate to Garage with Light and Power



In Brief

We have pleasure in marketing for sale this **OUTSTANDING** three bedroom end of terrace family home situated within the highly requested **CONSERVATION** city of Old Portsmouth just a stroll from the Cathedral, waterfront, Spice Island, Camber Dock and the **SUPERB** marina complex of Gunwharf Quays.

Enhanced by its Georgian style double glazed windows and beautifully presented interior, early viewing of this **IMPRESSIVE** property is a must to avoid disappointment. Featuring **QUALITY** Karndean flooring to the ground floor, the layout comprises; entrance hall, cloakroom, lovely fitted kitchen/breakfast room with **INTEGRATED** Bosch oven and induction hob, full width living/dining room with French doors to an enclosed **LANDSCAPED** garden with sun canopy plus rear gate access to a single **GARAGE** with workbench, light, power and Bosch fridge/freezer to remain. On the first floor there are three well proportioned bedrooms all with built in wardrobes together with a modern shower room.

Externally, there are two side gates leading to the rear garden. With gas central heating throughout, this is a **RARE** opportunity not to be missed!

£475,000

KEY FACTS

TENURE: Freehold

EPC RATING: 'TBC'

COUNCIL TAX BAND: 'E'



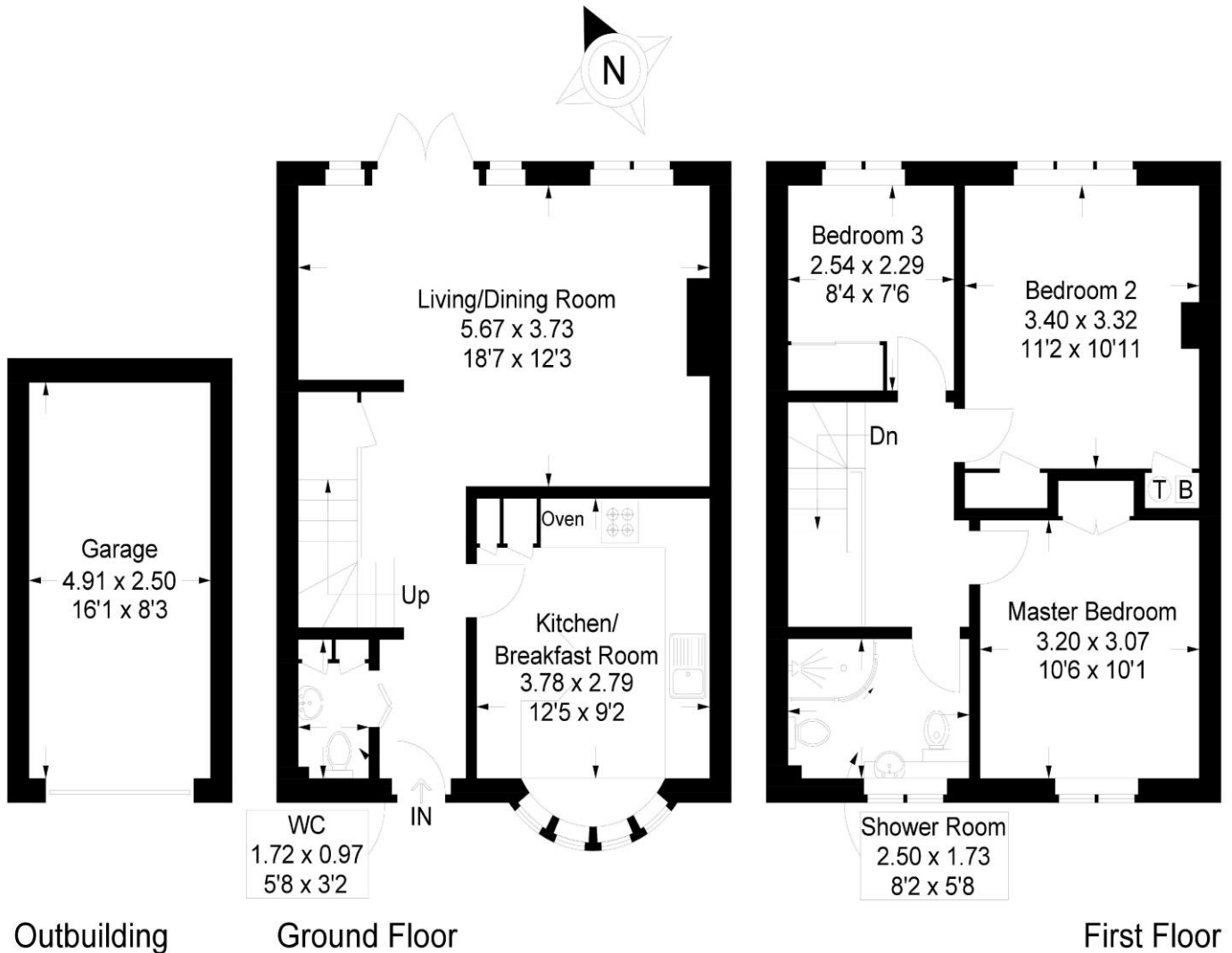
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King Charles Street, Old Portsmouth

Approximate Gross Internal Area = 84.8 sq m / 912 sq ft
 Outbuilding = 12.6 sq m / 136 sq ft
 Total = 97.4 sq m / 1048 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.

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