

# FRANCIS AVENUE

SOUTHSEA | HAMPSHIRE | PO4 0HP



£399,950

Freehold

- Traditional Southsea Family Home
- Within a Popular Residential Road
- Spacious Kitchen with Utility Room
- Walking Distance to Shops and Restaurants
- Gas Central Heating : Double Glazing Throughout
- Family Bathroom : Downstairs WC
- Sold with No Forward Chain
- Viewing Advised!







### In Brief

We are delighted to offer to market this well presented four-bedroom bay and forecourt home situated on Francis Avenue, which is being sold with no forward chain.

This property is conveniently positioned within walking distance of local shops and restaurants, which can be found on Albert Road.

The internal accommodation comprises; entrance hallway, two reception rooms, kitchen, and large utility room with cloakroom. To the first floor there are three double bedrooms, a single bedroom and the family bathroom. Externally there is a low maintenance rear garden with rear access.

The property further benefits from Gas Central Heating and Double Glazing throughout.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

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#### KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'B'





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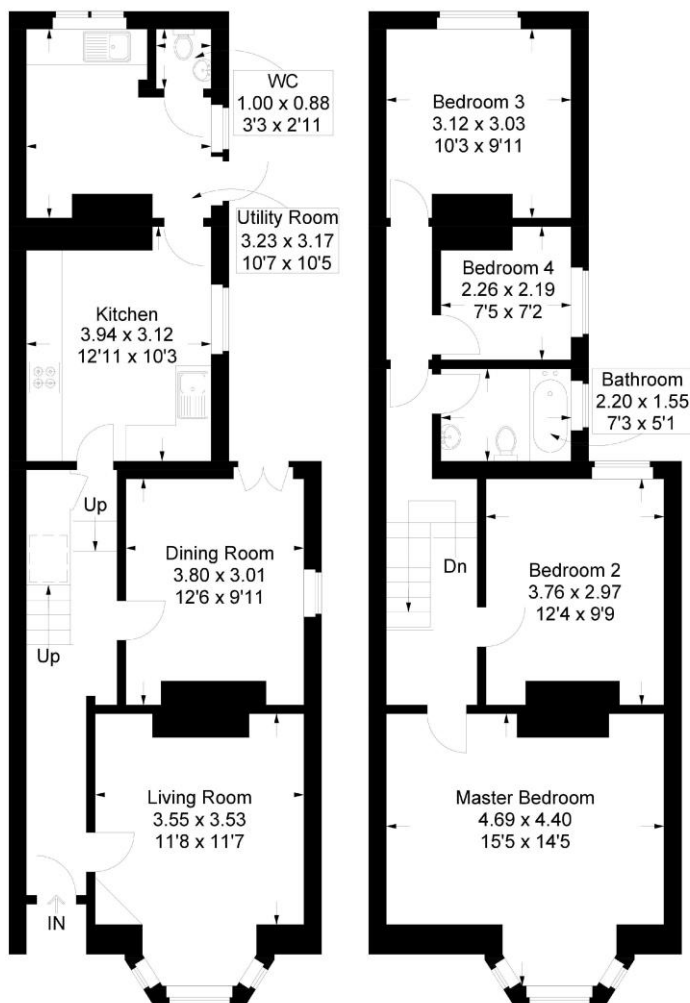
## Francis Avenue, Southsea

Approximate Gross Internal Area = 120.4 sq m / 1296 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.5 sq m / 5 sq ft

Total = 120.9 sq m / 1301 sq ft



Ground Floor

First Floor

= 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.

Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

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