

# INGLIS ROAD

SOUTHSEA | HAMPSHIRE | PO5 1PB



£450,000

Freehold

- Beautifully Renovated Family Home
- Highly Requested Conservation Area
- Stroll from Popular Albert Road District
- Three Double Bedrooms : New Bathroom
- Fabulous 22ft Kitchen/Breakfast/Family Room
- Two Reception Rooms : Ground Floor Cloakroom
- Many Features plus New Fitted Carpets Throughout
- Southerly Landscaped Garden with Outbuilding



## In Brief

We have pleasure in marketing for sale this **OUTSTANDING** single bay and forecourt family home situated within the Campbell Road **CONSERVATION** area close to the popular Albert Road district of Southsea with its eclectic range of shops, cafes, restaurants and The Kings Theatre.

Completely **RENOVATED** to a high standard throughout, this virtually new home includes; re-wiring, new central heating system, plastering and roof together with an **IMPRESSIVE** open plan kitchen/breakfast/family room complete with **INTEGRATED** appliances and bi-fold doors to the southerly facing rear garden and new fully tiled bathroom with shower. At over 1,250 sq.ft (118 sq.m), the deceptively **SPACIOUS** accommodation comprises; recessed entrance porch, hallway with return stairs to first floor, cloakroom, separate living and dining rooms and 22ft kitchen/breakfast/family room on the ground floor while the three **DOUBLE** bedrooms and bathroom will be located on the first floor.

The southerly facing rear garden has been **LANDSCAPED** with two-tier paving, enclosed multi use outbuilding with sink and electrical supply plus rear pedestrian gate access. With new fitted carpets and no forward chain, we would strongly recommend arranging your viewing appointment as soon as possible.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'E' (prior to renovation)

**COUNCIL TAX BAND:** 'B'



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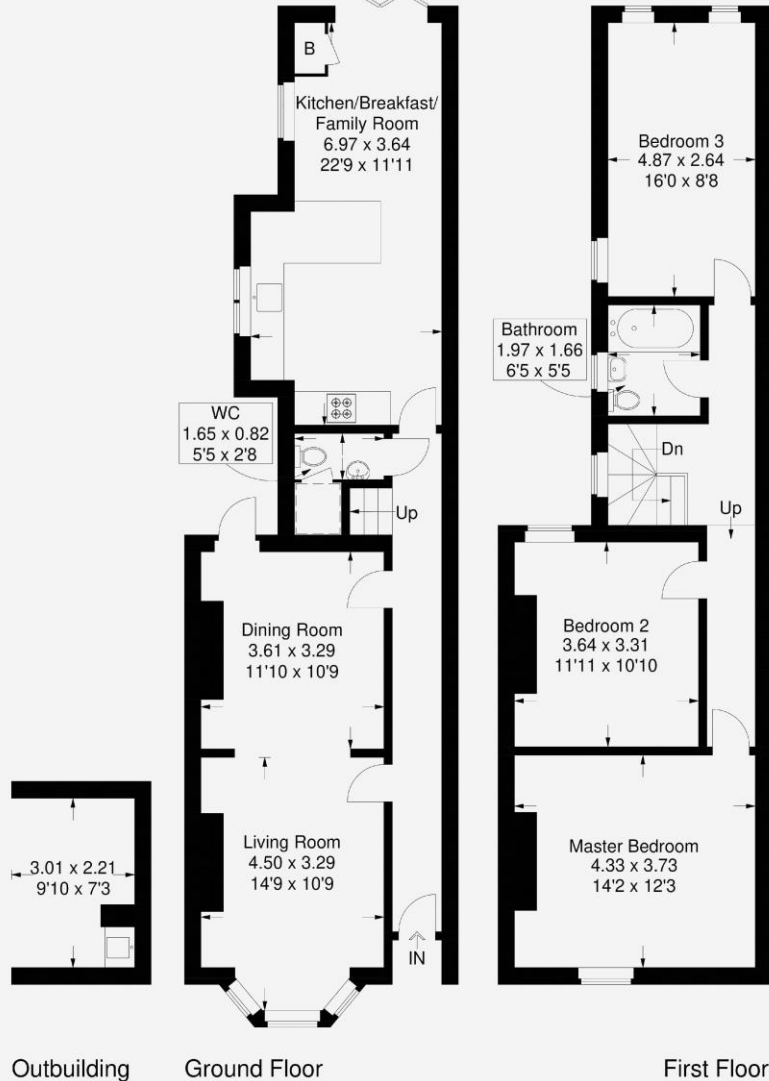


### Inglis Road, Southsea

Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft

Outbuilding = 6.6 sq m / 71 sq ft

Total = 124.3 sq m / 1338 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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