

# ST. URSULA GROVE

SOUTHSEA | HAMPSHIRE | PO5 1LT



£420,000  
Freehold

- Three Bedroom Semi Detached House
- Requiring Updating and Improvement
- Off Road Car Parking & Single Garage
- First Floor Bathroom & Downstairs WC
- Well Proportioned Garden to Rear
- Pedestrian Access Garage to Garden
- Just Off Elm Grove Shopping Area
- Internal Viewing Recommended







## In Brief

Three Bedroom Semi Detached Home in need of modernisation and improvement with Off road Parking Space in front of Single garage and pedestrian door from garage to garden.

Ideally situated off Elm Grove the property offers easy access to both shopping and transport facilities. Internally the accommodation comprises Lounge with front aspect window and separate Dining room with doors opening onto the Garden. The Kitchen is large enough for a small table and has a rear aspect door.

On the first floor there are Three Bedrooms all of which can be considered doubles and a family Bathroom whilst there is a separate Cloakroom on the ground floor.

To the rear of the property there is well proportioned city garden whilst to the side of the property is pedestrian access from the front forecourt.

£420,000

## KEY FACTS

TENURE: Freehold

EPC: 'TBC'

COUNCIL TAX BAND: 'D'





# ST. URSULA GROVE

SOUTHSEA | HAMPSHIRE | PO5 1LT

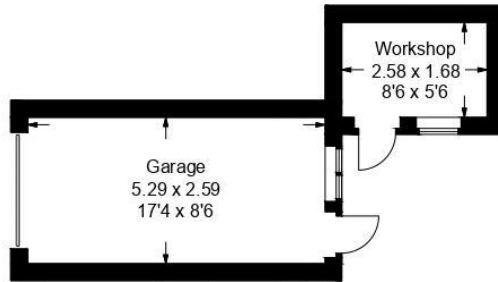


## St Ursula Grove, Southsea

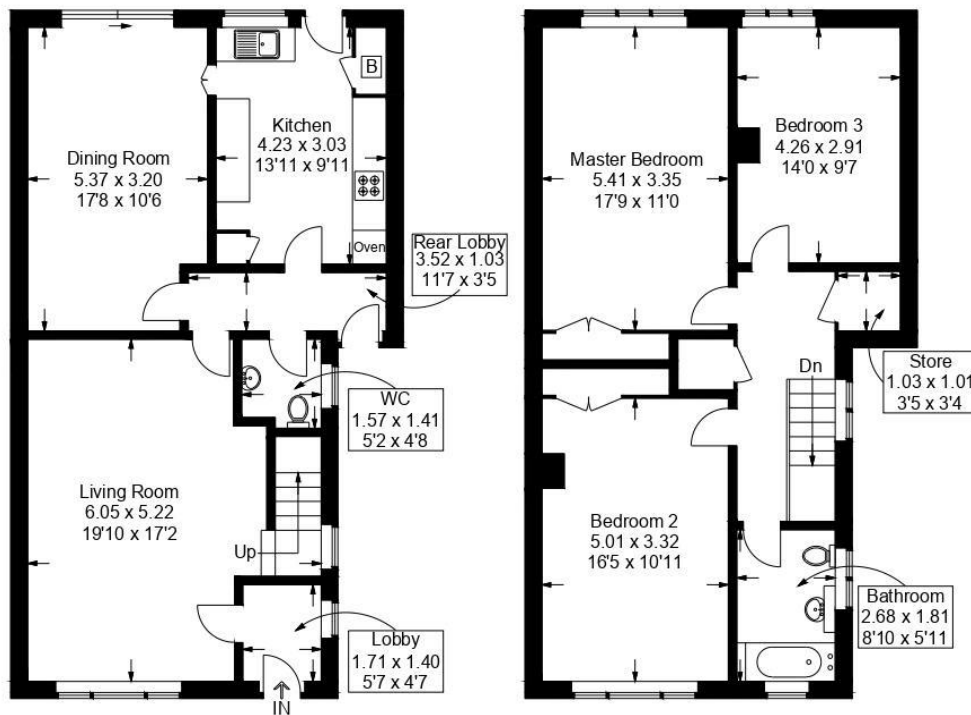
Approximate Gross Internal Area = 133.8 sq m / 1440 sq ft

Outbuilding = 18.7 sq m / 201 sq ft

Total = 152.5 sq m / 1641 sq ft



Outbuilding



Ground Floor

First Floor

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 Marnion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://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.

