

# BLOUNT ROAD

PEMBROKE PARK | OLD PORTSMOUTH | PO1 2TD



£585,000

Freehold

- Four/Five Bedroom End of Terrace Town House
- Highly Requested Pembroke Park Location
- Stroll to Shopping Precinct, Excellent Schools & Seafront
- Open Plan Living/Dining and Lovely Fitted Kitchen
- Master Bedroom with En-Suite Shower Room
- Useful Garden Room/Guest Bedroom with En-Suite
- Two Balconies : Courtyard overlooking Communal Gardens
- Integral Garage plus Driveway Parking for Three Cars



## In Brief

We have please in marketing for sale beautifully presented END OF TERRACE town house located within the GATED Pembroke Park Estate just a stroll to Southsea seafront, excellent schooling, Portsmouth University and the main shopping precinct at Palmerston Road. Formally a Garrison Barracks, this PRIVATE estate is also conveniently located within a short walk to Spice Island in Old Portsmouth as well as the HISTORIC Dockyard, Gunwharf Quays and main line railway service to London (Waterloo) making this the PERFECT family home. At almost 1,700 sq.ft (156 sq.m) there is more than enough space over the VERSATILE three floors comprising; recessed porch, reception hall, utility room and useful garden room/guest bedroom with en-suite shower room. On the first floor you will find the main living space which features an open plan living room with east facing BALCONY and open way to a lovely fitted kitchen/dining room complete with a range of QUALITY integrated appliances. The fourth bedroom which would make an ideal home office/study is also situated on this floor. There are a further three bedrooms on the top floor including a master bedroom with NEW en-suite shower room and balcony plus the main family bathroom. Externally, there is enough space for three cars on the driveway leading to an integral garage plus a courtyard seating area and patio to the rear pleasantly overlooking communal landscaped gardens. Early viewing is strongly recommended.

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## KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'E'



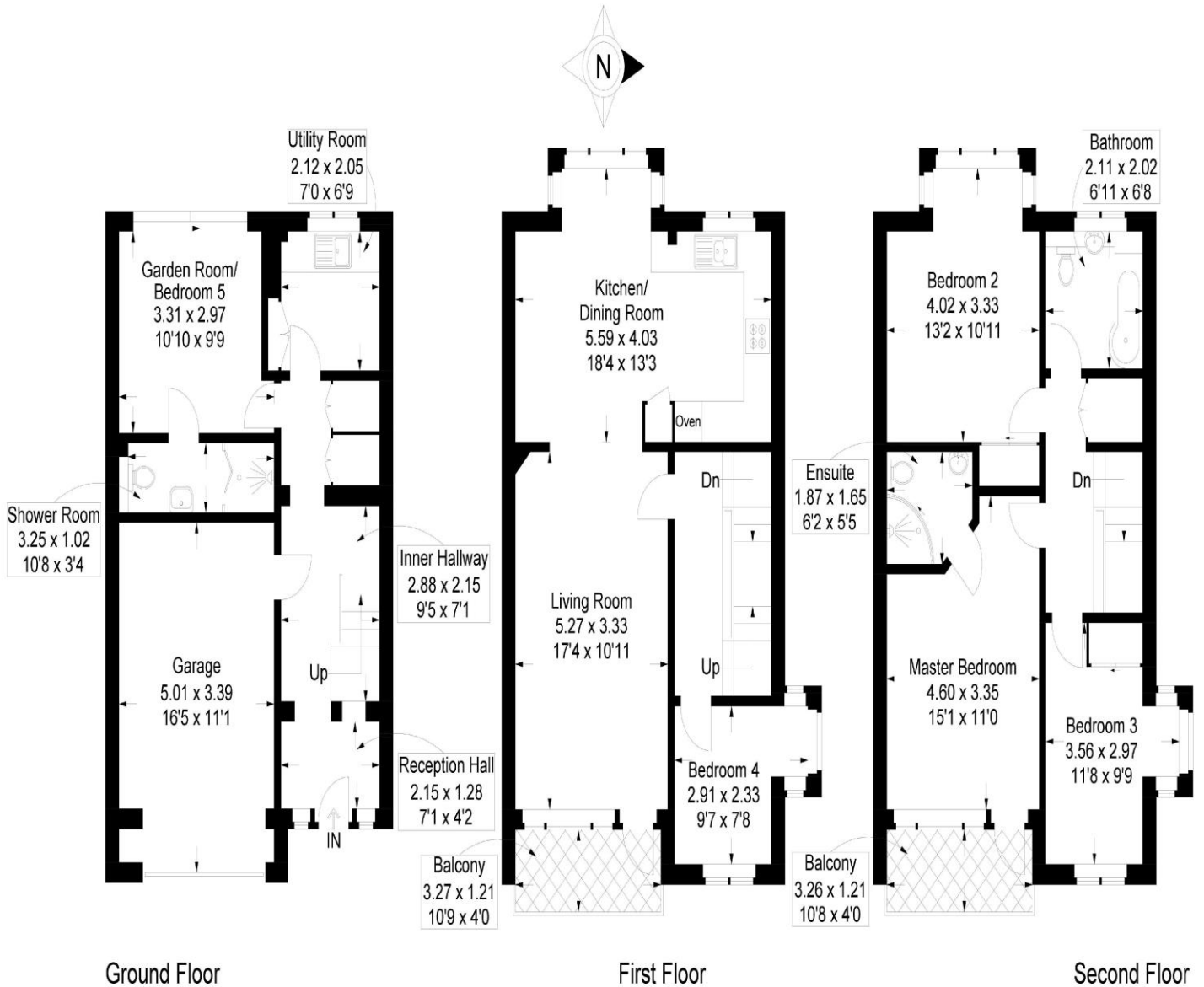
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## Blount Road, Pembroke Park, Old Portsmouth

Approximate Gross Internal Area = 156.6 sq m / 1686 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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