

# FAWCETT ROAD

SOUTHSEA | HAMPSHIRE | PO4 0DH



£425,000  
Freehold

- Traditional Three Bedroom End of Terrace House
- Three Double Bedrooms : Three Reception Rooms
- Walking Distance to the Seafront and Train Station
- Garage : Rear Access
- Separate Study Area : Bathroom and Separate WC
- Spacious Accommodation Over Four Floors
- Gas Central Heating : Double Glazing
- Viewing Advised!







## In Brief

This charming three-story home offers living space across four floors, providing ample room for comfortable family living. The ground floor, houses the three living areas. The heart of the home is a spacious living room, featuring a traditional fireplace with high ceilings, and a large window allowing natural light to flood in. The room is adorned with a vibrant red carpet and comfortable seating, creating a cozy atmosphere for relaxation. Adjacent to the living room is a separate formal dining room with access to the rear garden. The well-appointed kitchen is equipped with ample counter space and storage with views of the rear garden. To the first floor, the primary bedroom, bedroom two, Bathroom and separate WC can be found. The top floor, houses the third bedroom, which showcases sloped ceilings and built-in storage, adding character to the home. The property's bathroom is modern and functional, with a white suite, built-in storage, and a combination of white and pale blue decor. Outside, a paved patio area offers an ideal spot for al fresco dining or relaxation, complete with garden furniture and surrounded by mature plantings. The property further benefits from a Garage and rear access. This three-bedroom home combines traditional charm with modern amenities, creating a comfortable and inviting living space for its occupants.

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## KEY FACTS

TENURE: Freehold

EPC RATING: 'TBC'

COUNCIL TAX BAND: 'C'





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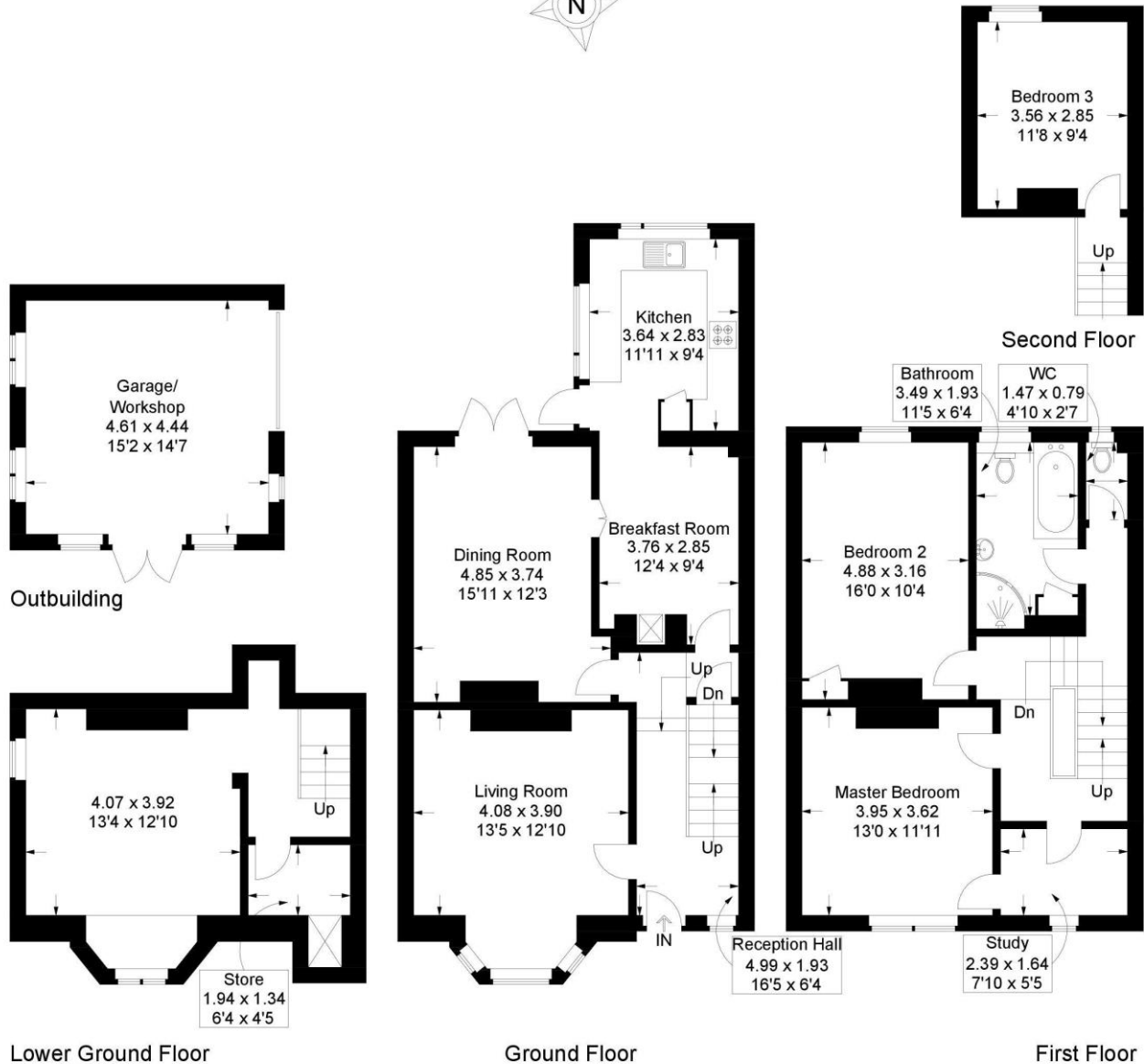


## Fawcett Road, Southsea

Approximate Gross Internal Area = 163.5 sq m / 1760 sq ft

Outbuilding = 21.1 sq m / 227 sq ft

Total = 184.6 sq m / 1987 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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