

# ST NICHOLAS STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2NZ



£575,000  
Freehold

- Modern Three Storey End of Terrace Home
- Immaculately Presented Throughout
- Living Room with Doors Opening to the Garden
- Contemporary Kitchen Dining Room
- Four Bedrooms, En Suite & Main Bathroom
- Enclosed Courtyard Garden plus Outside Store
- Within the Highly Regarded Old Portsmouth Area
- Requested Location, Total Sq Ft = 1319







## In Brief

We are pleased to offer for sale this modern end of terrace home, situated within the Old Portsmouth Conservation Area and being just a stones throw to the seafront, Spice Island and the Camber, plus Gunwharf Quays and excellent local schools. This location offers easy access to the South's transport links in and out of the City, including the Isle of Wight ferry and hover, direct trains to London from Portsmouth Station, the bus station at The Hard and the South's motorway links via the M275. The internal accommodation comprises an entrance hall opening to the ground floor kitchen dining room featuring contemporary units and integrated appliances, plus the spacious living room with French doors opening to the rear garden. To the first and second floors there are four bedrooms, with one of the bedrooms boasting a contemporary en suite shower room, along with a contemporary main bathroom to the first floor, whilst the large top floor bedroom also benefits from access to eaves storage. Externally, this home features an enclosed paved courtyard garden with side pedestrian access gate, whilst the garage provides off road parking, also with a door leading from the garage into the garden. This home must be viewed to fully appreciate the location and the accommodation available for sale!

£575,000

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'E'





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## St Nicholas Street, Old Portsmouth

Approximate Gross Internal Area = 122.5 sq m / 1319 sq ft

Outbuilding = 11.6 sq m / 125 sq ft

Total = 134.1 sq m / 1444 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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