

# CARDIFF ROAD

PORTSMOUTH | HAMPSHIRE | PO2 8BH



£290,000  
FREEHOLD

- Three Bedroom Terraced Home
- Popular North End Location
- Close to Local Amenities and Transport Links
- Neutrally Decorated Throughout
- Separate Living and Dining Room
- Extended Kitchen Area
- Low Maintenance Rear Garden
- Downstairs Cloakroom





## In Brief

We are delighted to offer for sale this deceptively spacious terraced home situated in a popular North End location, close to local amenities and transport links.

The property is neutrally decorated throughout and is ready for the next occupier to put their own stamp on it. In brief the accommodation comprises; entrance porch, living room with bay window, family room and an extended kitchen/dining area which offers a wonderful social space. The ground floor further benefits from a WC and a lean to/utility area with access to the rear garden.

Upstairs there are three bedrooms, two of which are doubles and the family bathroom as well as access to the loft room.

The fence enclosed rear garden is low maintenance with artificial lawn and a patio area and a summerhouse at the rear.

This property would make a great purchase for a first time buyer, please contact us to arrange your viewing.

£290,000

## KEY FACTS

Council Tax Band - B

EPC Rating - D

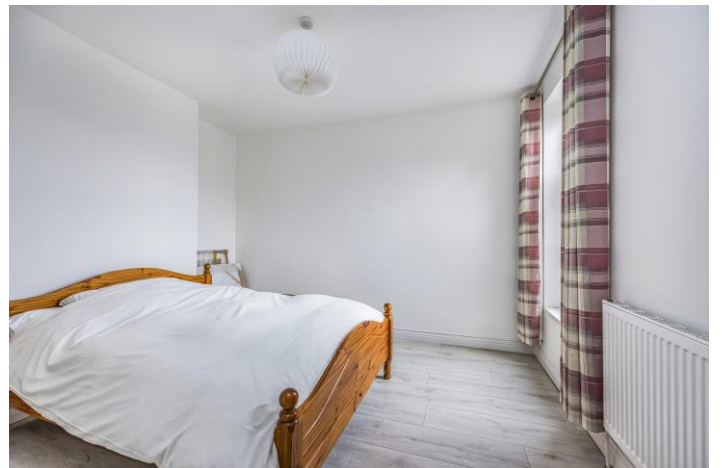
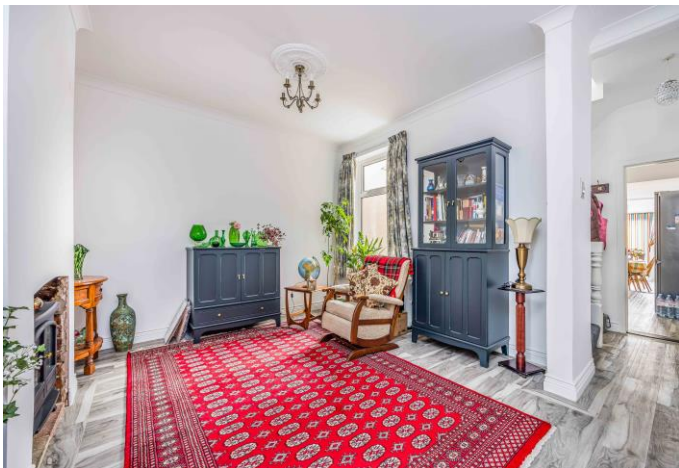
Approximate Internal Area = 1472 Sq Ft





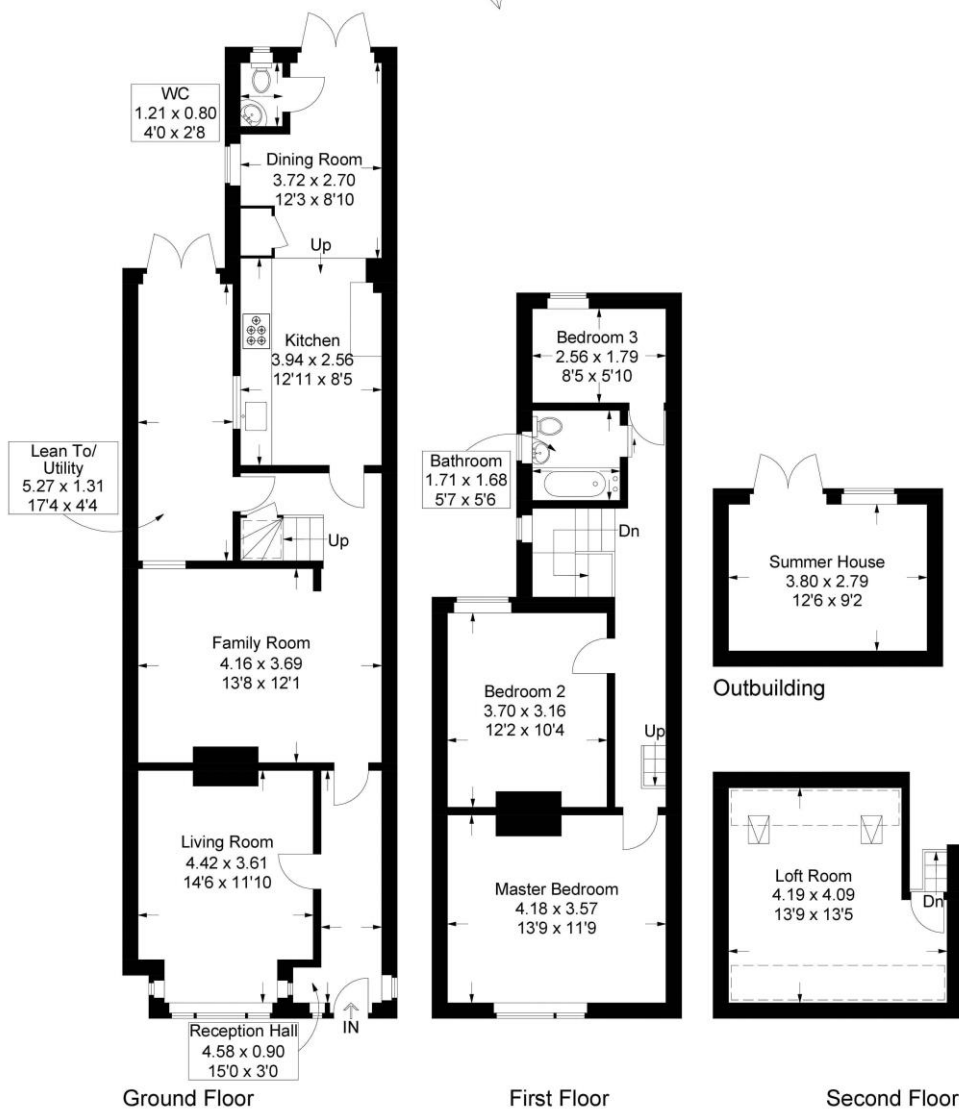
# CARDIFF ROAD

PORTSMOUTH | HAMPSHIRE | PO2 8BH



### Cardiff Road, Portsmouth

Approximate Gross Internal Area = 136.8 sq m / 1472 sq ft  
 Outbuilding = 10.9 sq m / 117 sq ft  
 Total = 147.7 sq m / 1589 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.

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 Marmion 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.

