

# MERLIN DRIVE

HILSEA | PORTSMOUTH | PO3 5QY



£272,500  
Freehold

- Modern Style House in Cul-de-Sac Location
- Two Double Bedrooms
- Modern Kitchen
- Fully Tiled Bathroom
- Attractive Rear Gardens with Summer House
- Off Road Parking



## In Brief

Tucked away in a pleasant cul-de-sac location, this **WELL PRESENTED TWO BEDROOM** house is conveniently situated to the north of the island, providing good commuter links to the M27/A3(M) and with Hilsea train station close by. With its own **CAR PARKING SPACE** in front of the property and boasting a delightful rear garden with a pretty **SUMMER HOUSE**, we feel this lovely home would make an **IDEAL FIRST TIME BUY** - or perhaps appeal to the discerning investor. The bright and airy accommodation briefly comprises:- Reception Hall, opening into a modern Kitchen with window to the front elevation, spacious Lounge/Dining Room with stairs off to the side and double glazed patio doors at the rear which lead out to the garden. Upstairs, there are the Two Bedrooms, both double in size and a fully tiled modern Bathroom Suite. The rear garden has been well tended to by the current owner and offers an attractive vista from the rear elevation. There is a paved patio area adjacent to the house with the remainder of the garden laid to lawn. With an abundance of established shrubs and trees to the sides, panelled fencing and a brick wall to the rear, the garden feels perfectly secluded and private. The summer house is a lovely feature and compliments the external space beautifully. We would recommend an early viewing to avoid being disappointed.

£272,500

## KEY FACTS

Tenure : Freehold  
EPC Rating : To be confirmed  
Council Tax Band : C



# MERLIN DRIVE

HILSEA | PORTSMOUTH | PO3 5QY

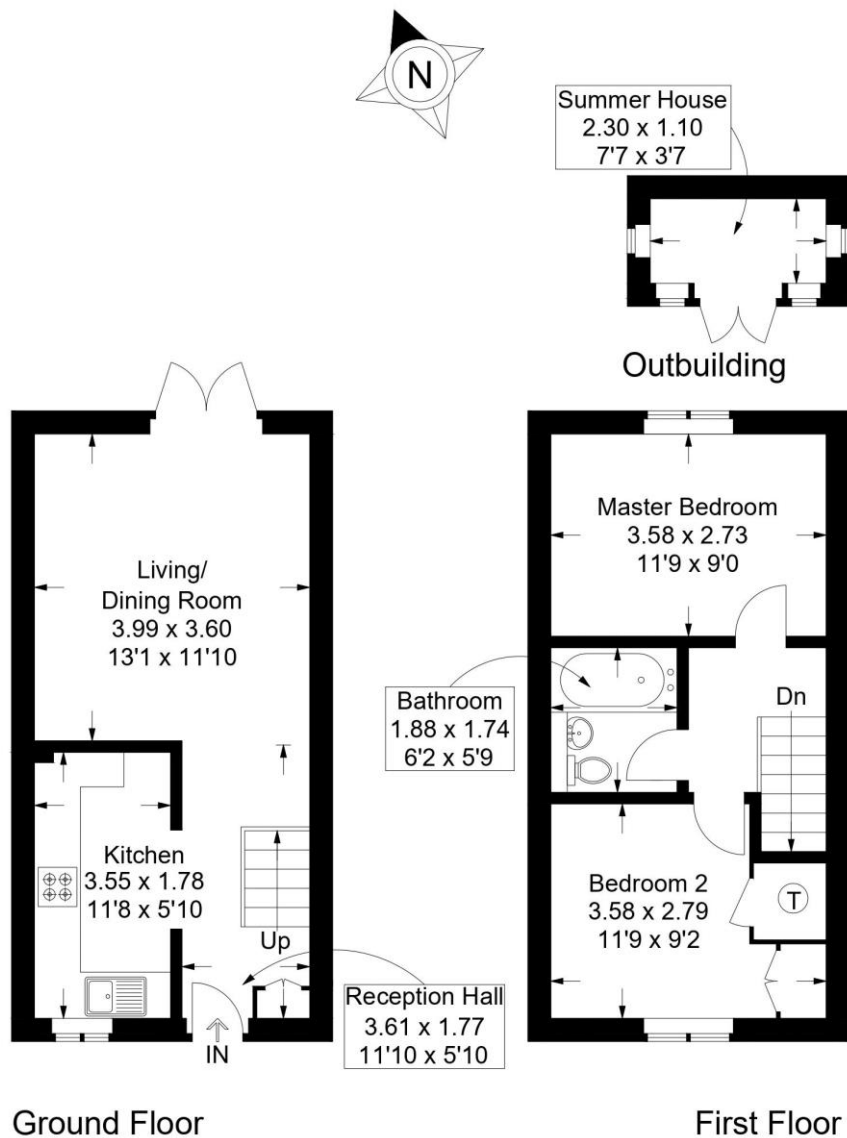


## Merlin Drive, Hilsea

Approximate Gross Internal Area = 55.1 sq m / 593 sq ft

Outbuilding = 2.8 sq m / 30 sq ft

Total = 57.9 sq m / 623 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.

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)