

# WARSPITE CLOSE

PORTSMOUTH | HAMPSHIRE | PO2 9NX



£290,000

Freehold

- Two Bedroom End Of Terrace Home
- Within Easy Reach of the Hilsea Coastal Walks
- Well Presented Throughout
- Cul-de-Sac Location, Close to Amenities
- Low Maintenance and Enclosed Rear Garden
- Lean-To plus Brick Built Storage Shed
- Allocated Parking Space, plus Additional Area for Cars
- No Forward Chain





## In Brief

Offered with **NO FORWARD CHAIN**, this two bedroom, end of terraced home situated within a quiet cul de sac of Warspite Close, Hilsea, which also offers easy access to the local amenities and transport links. This property is a 2-minute walk from the Hilsea coastal walk which is enjoyable for the family, walking or bike rides. The property is presented in good decorative order and has accommodation that comprises; entrance hallway, fitted kitchen and living room with double doors leading to the rear garden. On the first floor are two bedrooms and the family bathroom. The loft is fully boarded and boasts plenty of shelves for storage. Outside, to the front of the property there is **OFF ROAD PARKING** with one official space. Combined with the large gravel, it is possible to fit up to 3 cars. There is access to the fence enclosed rear garden by way of a lean-to at the side of the house which is lockable from the front and back via coded entry. The back garden is mainly stone patio making it low maintenance with an area of decking at the rear along with a large brick shed which has power and storage. This delightful property would be ideal for a first time buyer, investors or anyone looking to simply downsize, we highly recommend viewing to appreciate the accommodation on offer.

£290,000

## KEY FACTS

Tenure : Freehold

Council Tax : C

EPC Rating : C



# WARSPITE CLOSE

PORTSMOUTH | HAMPSHIRE | PO2 9NX



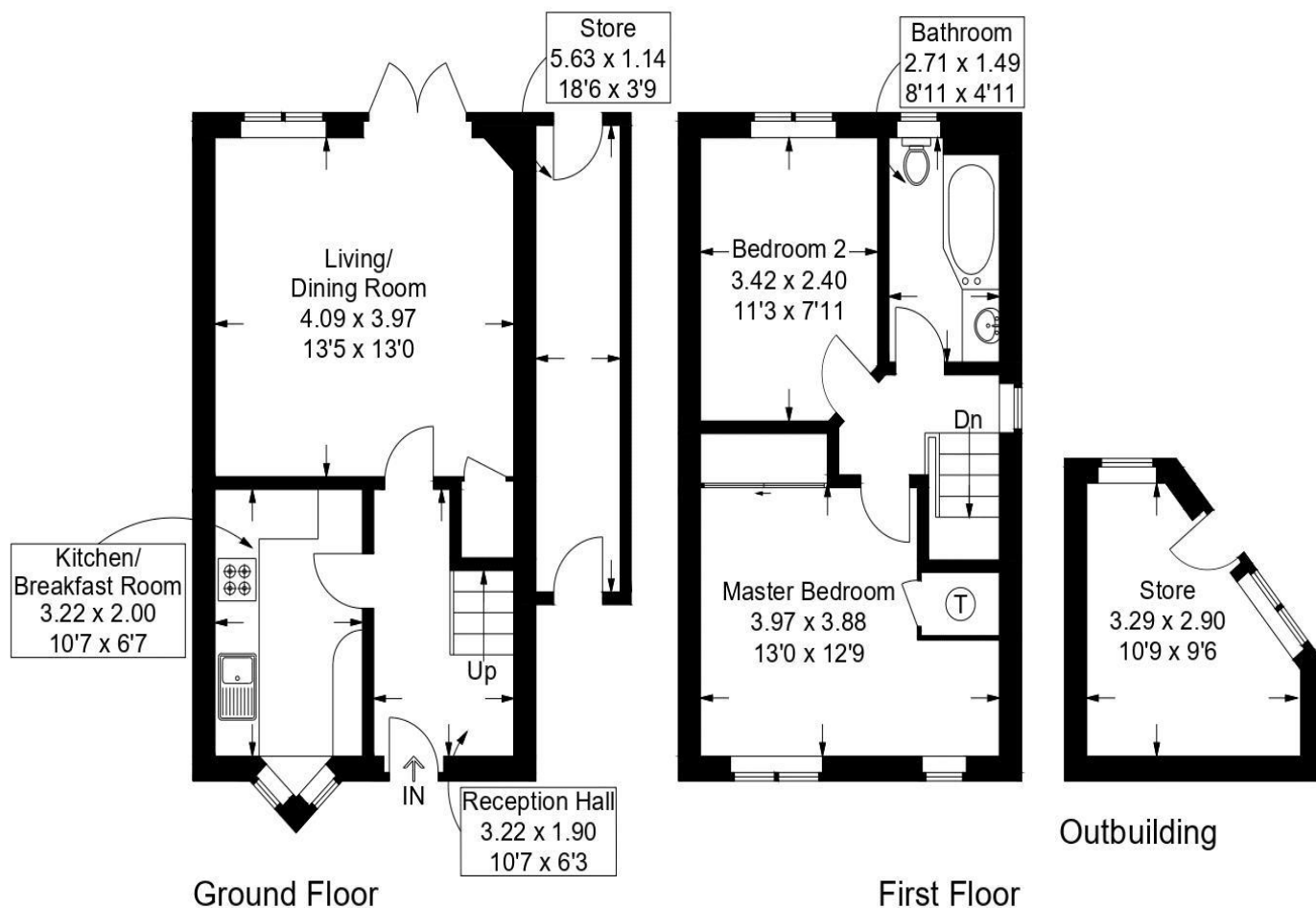


## Warspite Close, Hilsea

Approximate Gross Internal Area = 69.2 sq m / 745 sq ft

Outbuilding = 7.6 sq m / 82 sq ft

Total = 76.8 sq m / 827 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)