



32 Brookfield Road, Fratton

Portsmouth

Offers in Region of £250,000





# 32 Brookfield Road

## Fratton, Portsmouth

Ideally located, this three bedroom house in Brookfield Road, Fratton would make a great first time purchase! It's located within walking distance to many local amenities including local shops, transport links and schools so would make a great purchase for those of you looking to move into the area.

The entrance hall is light and bright and leads through to a good size Lounge Dining Room which extends across the full width of the house making it a great shape and size, perfect for today's modern furniture. There is a large window and doorway leading from here into a double glazed Conservatory which in turn overlooks the south facing garden. We love this part of the house and think this space could be used as a playroom for the little ones or even just a nice place to relax in.

Next comes the Kitchen, located at the front the property. With a window to the front aspect and a good range of fitted wall and base cabinets this has been thought out very well. There is also plenty of both storage and worktop space here too. It's currently a very useable kitchen but in time could be refitted to your own taste and design.

On the first floor are three bedrooms off a large landing. Two good sized double rooms and a further large single room all of which have fitted wardrobes giving you that much needed extra storage space. There is currently access directly from Bedroom One to Bedroom Three which the previous owners used as a dressing room. This access could easily be blocked up to give you a separate Bedroom if you wished. The Bathroom has a fitted suite which is very serviceable but still provide you with scope to design your own.

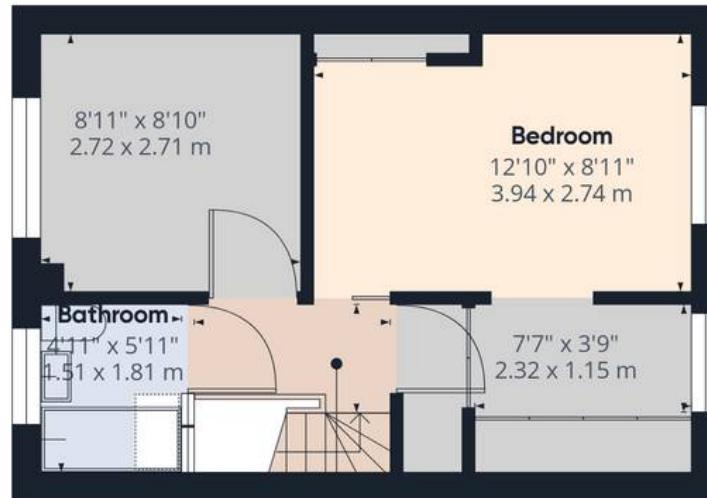
Outside is where this property really shines! The garden itself is South facing and a great size too with a patio area and a garden shed. There is a rear access gate which leads to the garage nearby and casual on road parking.

With no forward chain we think this is a wonderful family home, and once decorated to your own taste would be ready for you to enjoy.





Ground Floor



**Landing**  
6'7" x 3'3"  
2.02 x 1.02 m

Floor 1

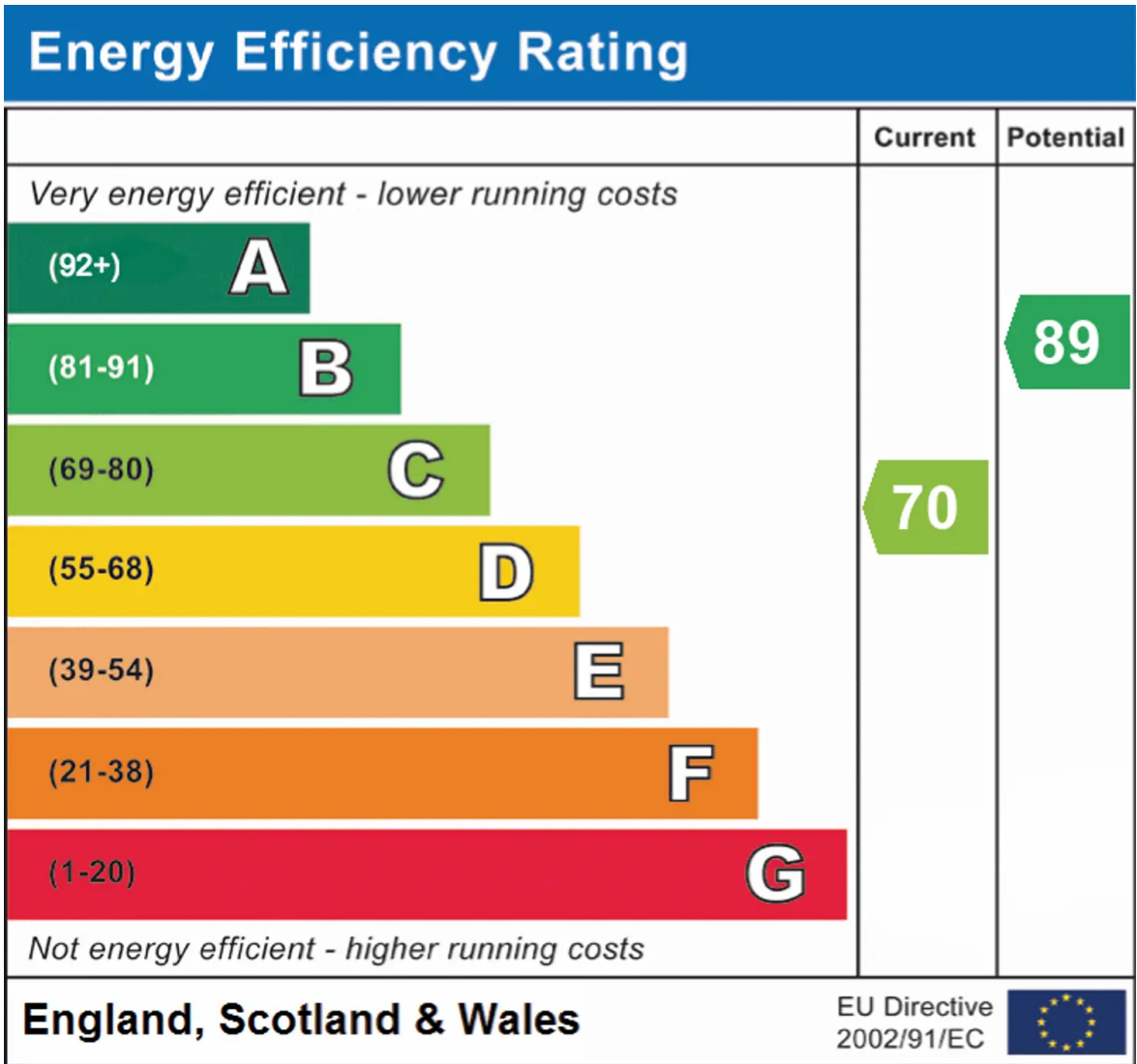
Approximate total area<sup>(1)</sup>

736.2 ft<sup>2</sup>  
68.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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