

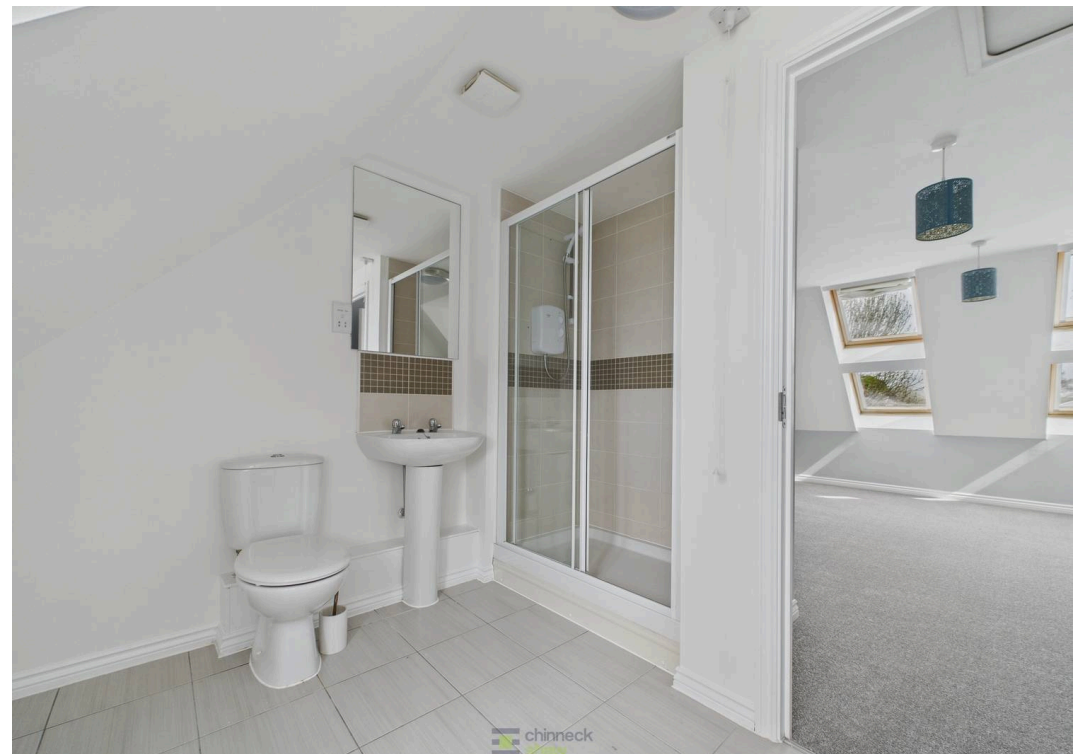


9 Arras Road, Portsmouth  
Portsmouth

Offers in Region of £320,000

 chinneckshaw





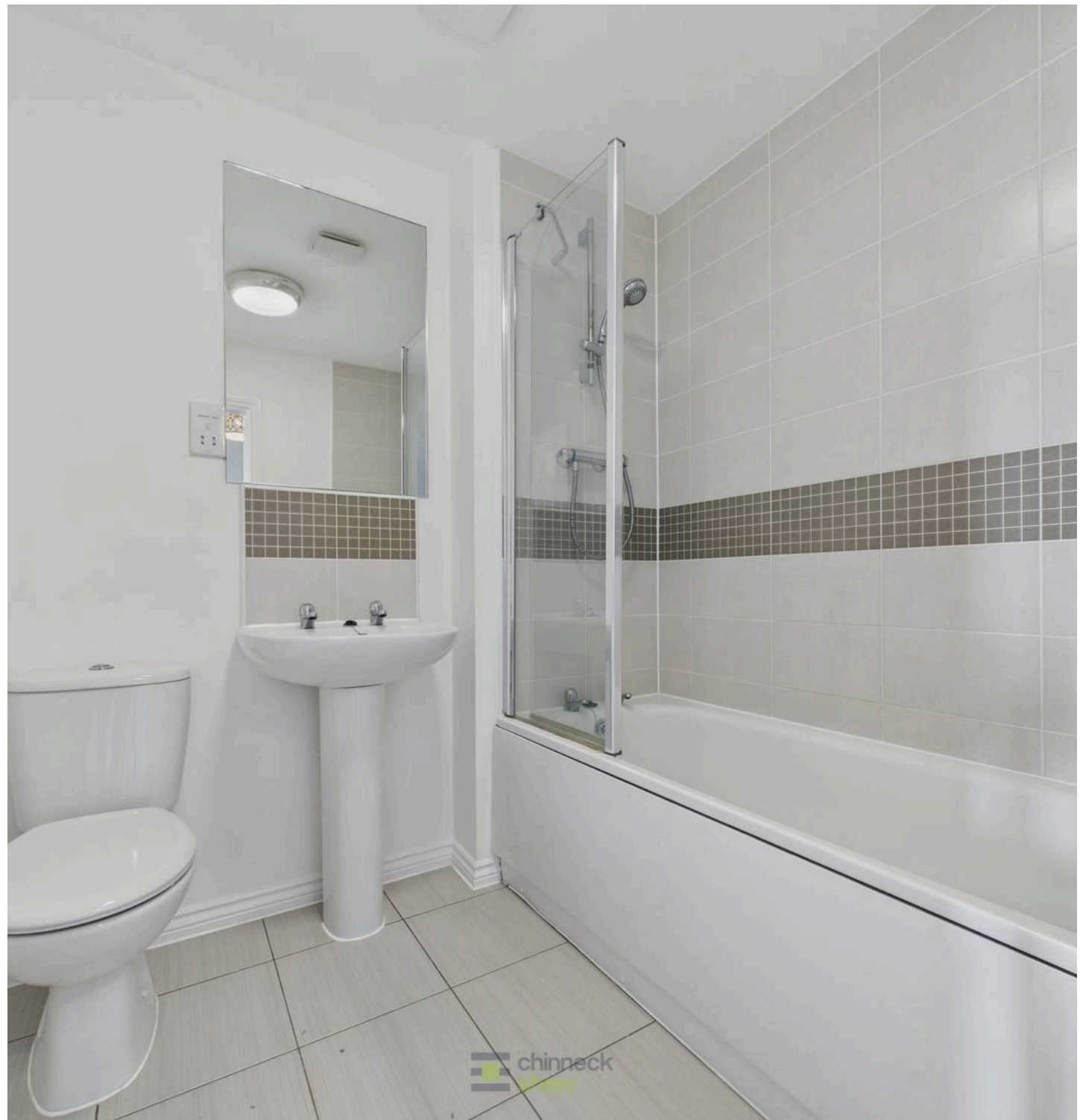
## 9 Arras Road

This beautifully presented home is located in a sought-after area with excellent access to local road networks, making it ideal for commuters. Upon entering, you're greeted by a bright and welcoming hallway with stairs leading to the first floor. The hallway also provides access to a stylish, modern kitchen offering ample wall and base units, space for appliances, and room for a table—perfect for everyday family living. Further along the hall, there is a convenient downstairs cloakroom. The spacious and light-filled living room is ideal for relaxing or entertaining, with double patio doors opening out to the rear garden, creating a seamless indoor-outdoor feel.

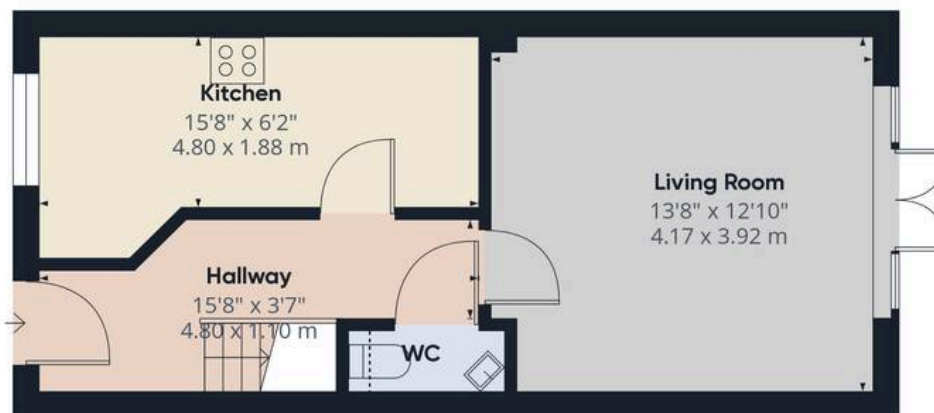
Upstairs on the first floor are two well-decorated bedrooms—a generous double with views to the rear and a single overlooking the front—along with a modern family bathroom complete with a bath and shower over. The top floor hosts a stunning main bedroom featuring four Velux windows that flood the space with natural light. It includes a built-in storage cupboard, space for additional storage, and an en-suite bathroom with a walk-in shower.

Outside, the private rear garden is mainly laid to lawn with a raised flower bed and a useful garden shed. A rear gate provides access through a passageway to the front of the property. This bright, airy, and modern home is ready to move into—early viewing is highly recommended to fully appreciate all it has to offer.

Material Information • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Electric • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Resident Parking • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk







Ground Floor



Floor 1



Floor 2

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

975.84 ft<sup>2</sup>

90.66 m<sup>2</sup>

**Reduced headroom**

51.04 ft<sup>2</sup>

4.73 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

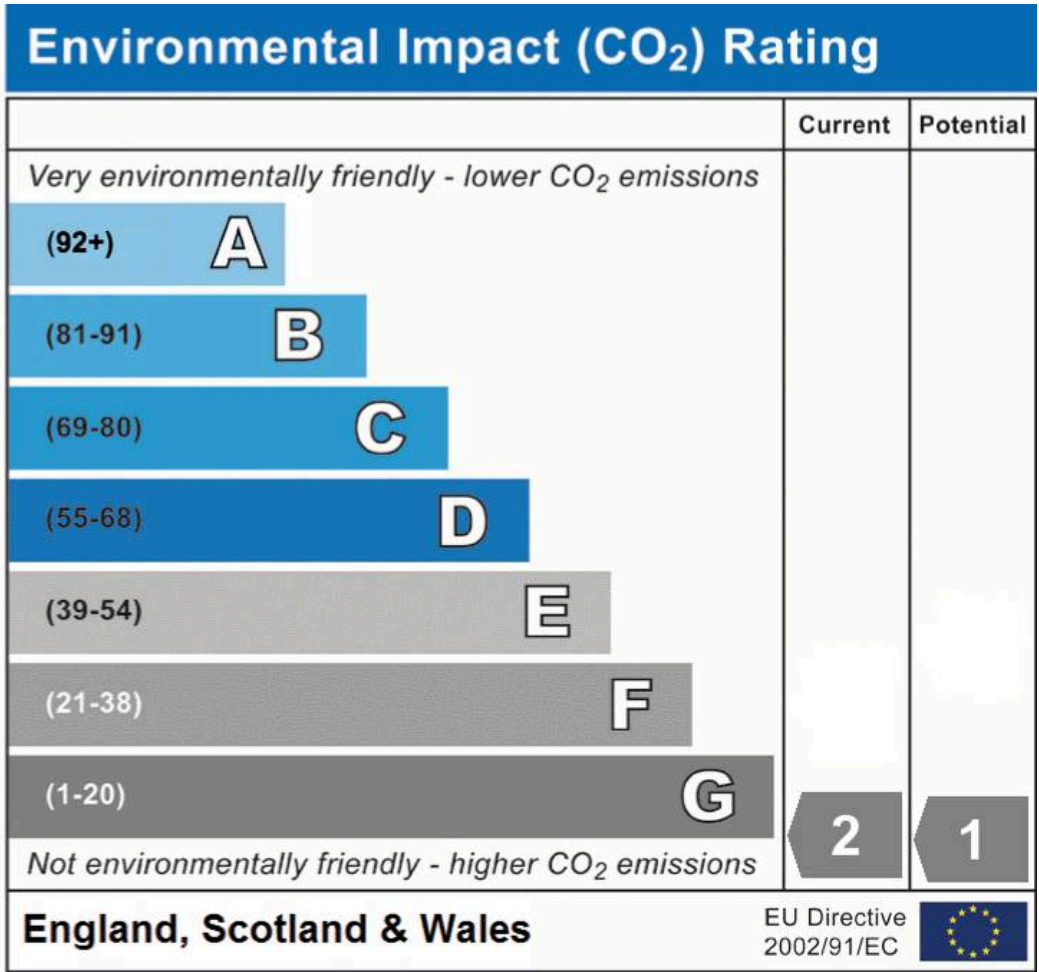
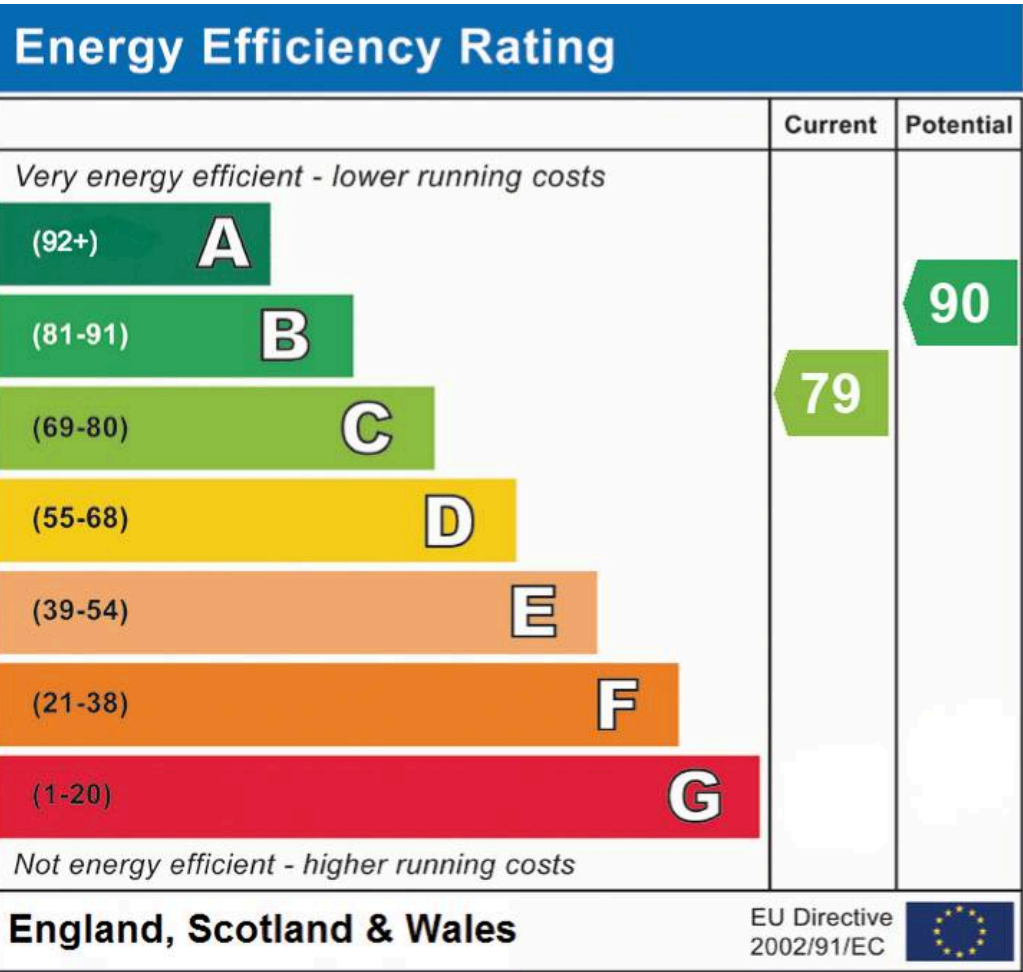
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





**Chinneck Shaw**  
 Bridge House, Milton Road, Portsmouth – PO3 6AN  
 023 9282 6731  
[hello@chinneckshaw.co.uk](mailto:hello@chinneckshaw.co.uk)  
[www.chinneckshaw.co.uk/](http://www.chinneckshaw.co.uk/)

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