



P Permit holders only 5-7pm MC

347 Fawcett Road  
Portsmouth, PO4 0LE

Asking Price £235,000 Council Tax Band B

3 1 1 D

# Tullys



## 347 Fawcett Road

Portsmouth, PO4 0LE

\*\*\*THREE BEDROOM HMO\*\*\* \*\*C3/C4  
MIXED USE PLANNING\*\*\* \*\* VACANT  
POSSESSION \*\*\*

\*\*\* NO FORWARD CHAIN \*\*\* \*\* GREAT  
POTENTIAL AS A FAMILY HOME \*\*\*

This is a great opportunity and offers maximum flexibility. Having been used as a long standing student rental property, this house boasts mixed use planning and can therefore be used as an HMO (subject to an HMO Licence), however it also provides real scope for improvement and potential to be a very comfortable family home only yards away from Albert Road.

Offered for sale with NO CHAIN and VACANT POSSESSION, this is an interesting proposition for the discerning buyer.

### ENTRANCE PORCH

LOUNGE/DINER  
33'7" x 7'6" (10.25 x 2.3)

### HALLWAY

KITCHEN  
9'11" x 9'2" (3.03 x 2.80)

BATHROOM  
8'6" x 6'11" (2.61 x 2.13)

### FIRST FLOOR LANDING

BEDROOM ONE  
13'3" x 11'11" (4.04 x 3.65)

BEDROOM TWO  
12'0" x 10'0" (3.67 x 3.05)





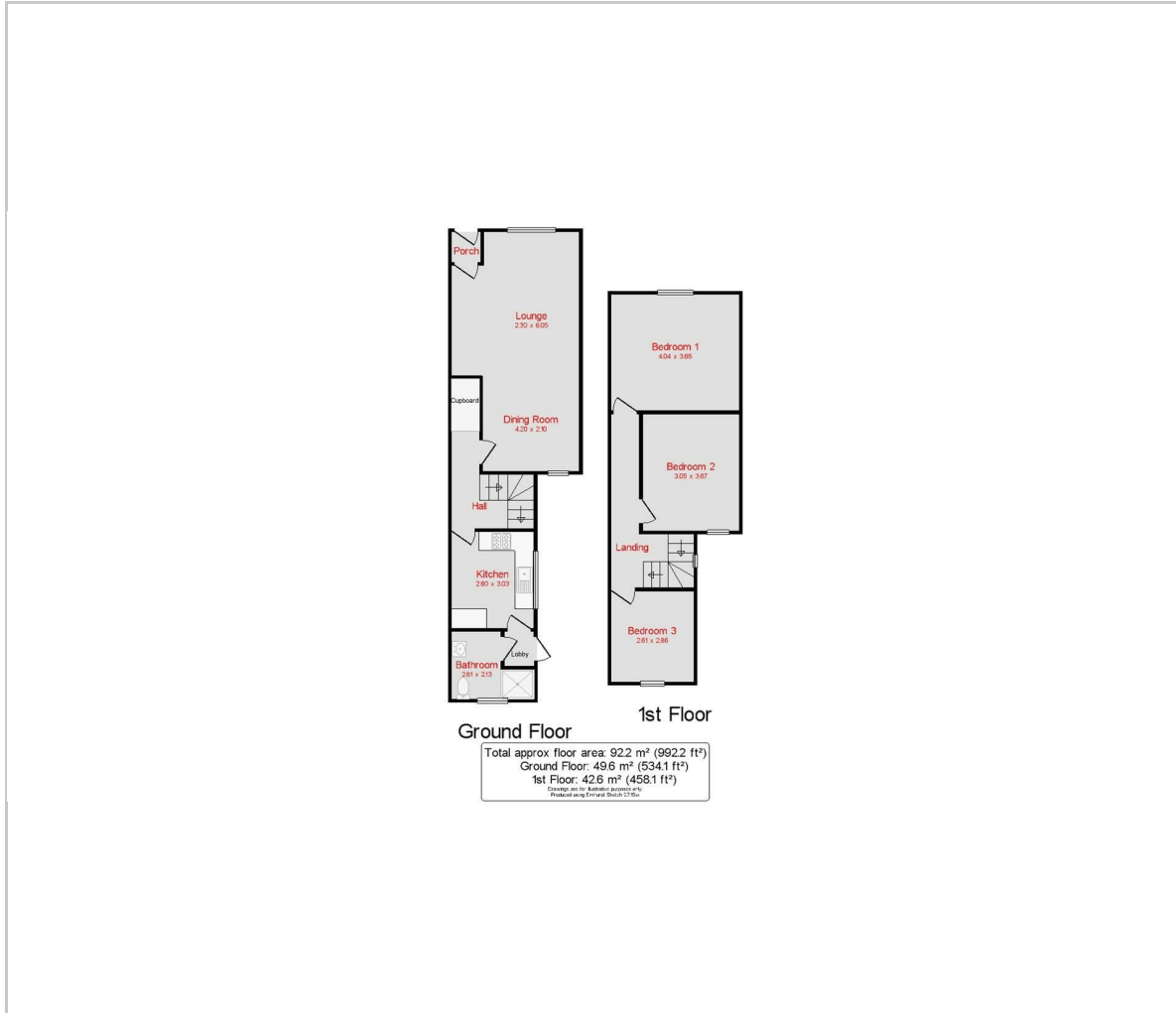
**BEDROOM THREE**  
9'4" x 8'6" (2.86 x 2.61)

**FURTHER INFORMATION**  
TENURE: Freehold  
COUNCIL TAX BAND: B





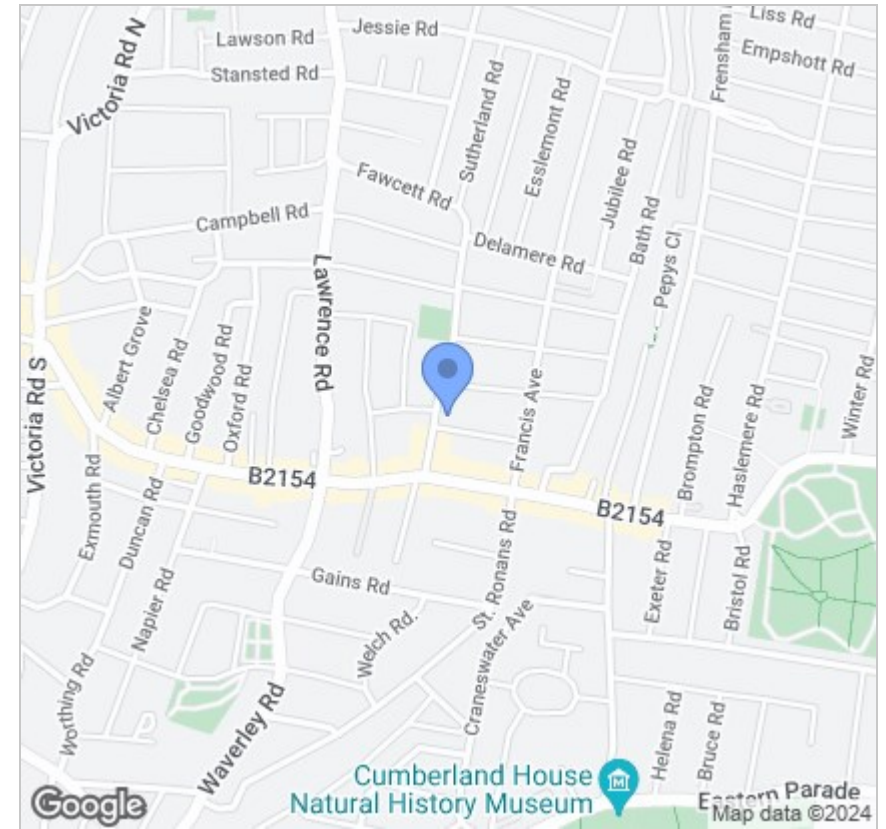
## Floor Plan



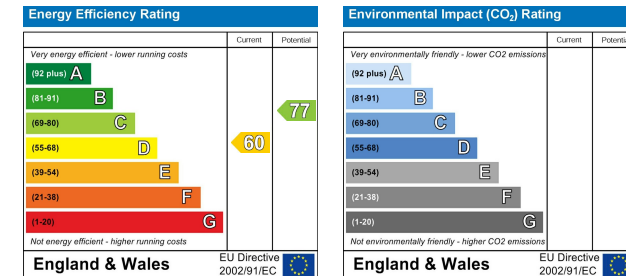
## Viewing

Please contact our Southsea Office on 023 9273 2241 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



Tully & Co

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