



NESBITT & SONS
ESTATE AGENTS



200 Southampton Road, Portsmouth, PO6 4RZ
Guide price £425,000

*** Guide £425,000 to £450,000***

This lovely extended semi detached family home overlooks Portchester Harbour, the Historic castle and has far reaching views towards Gunwharf Quays and the iconic Spinnaker Tower in the distance.

The property is well presented throughout with the internal accommodation briefly comprising of - entrance hallway, 27ft lounge/diner with bay window overlooking the harbour, modern fitted kitchen/breakfast room, utility room, downstairs cloakroom, three bedrooms and a family shower room.

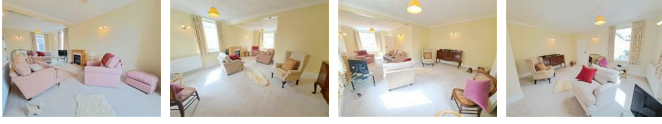
Outside there is a large driveway at the front providing access to a detached garage and a well maintained enclosed garden at the rear.

Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

Entrance Porch

Entrance Hallway

Lounge/Diner 27'4 into bay x 16'2 narrowing to 10'3
(8.33m into bay x 4.93m narrowing to 3.12m)



Kitchen/Breakfast Room 13'2 x 8'10 (4.01m x 2.69m)



Utility Room 10'9 max x 8'4 max (3.28m max x 2.54m max)



Downstairs Cloakroom

Landing

Bedroom One 14'9 into bay x 10'2 (4.50m into bay x 3.10m)

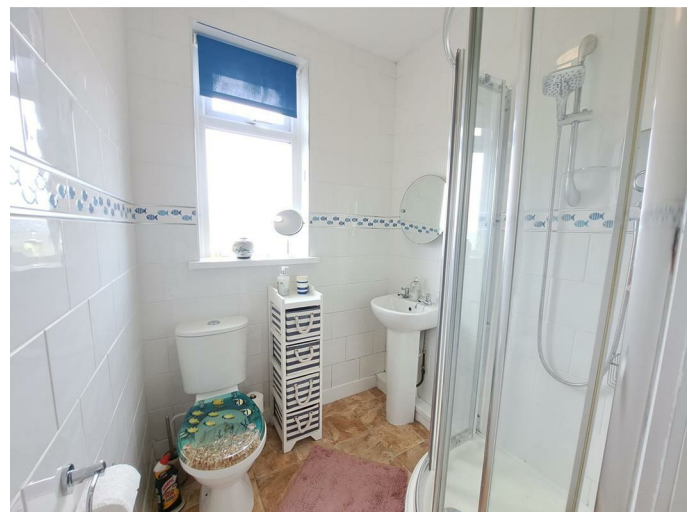


Bedroom Two 11'7 x 8'9 (3.53m x 2.67m)



Bedroom Three 9'2 x 6'11 (2.79m x 2.11m)

Shower Room



Outside



Driveway

Garage

Garden



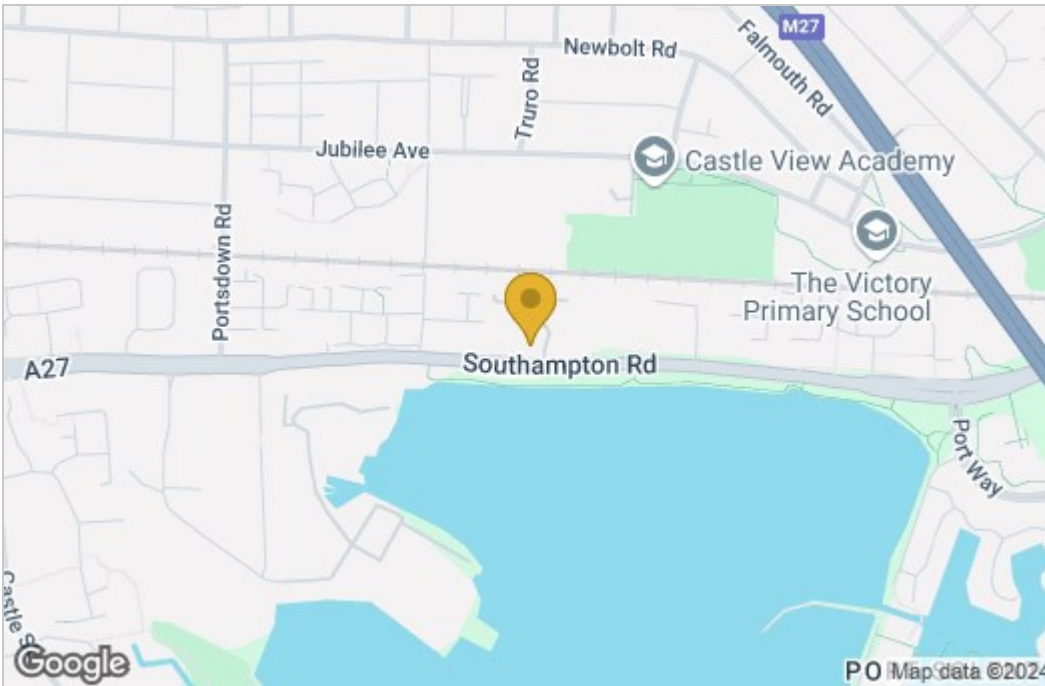
Floor Plan



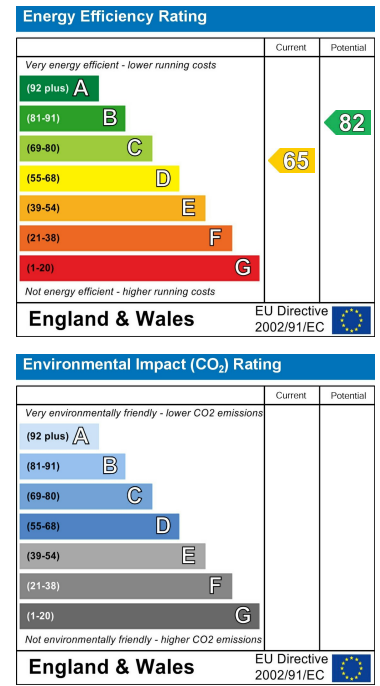
3 BEDROOM SEMI

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Area Map



Energy Efficiency Graph



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