



48 Garnier Street, Fratton, Portsmouth, PO1 1PD

Convenient location for this TWO BEDROOM HOUSE benefitting from upstairs shower room, through lounge, gas fired central heating, replacement double-glazing, and 36ft southerly garden; very keenly priced to allow for modest refurbishment and presented now as an ideal blank canvas for a first time buyer or investor. Approached via Arundel Street and Murefield Road, Garnier Street lies immediately to the west of the main Fratton Road. Now a one-way street, this position is surprisingly quiet, yet places a wide range of public amenities within a radius of some half a mile only, including: Asda supermarket, other local shops, Commercial Road Precinct, main-line stations, bus services, etc. Part of a staggered terrace, No. 48 itself features rendered elevations under a modern tiled roof. It stands behind a shallow forecourt, whilst to the rear is a generous and attractive garden.



The property has been the subject of significant modernisation and alteration in the past, but, as stated, will now reward an element of refurbishment - largely cosmetic, but extending to other areas also. Considered to be realistically priced against its competitors, and available now with the further asset of NO ONWARD CHAIN, full details of this appealing opportunity are given as follows and early enquiry is urged:

UPVC front door, with arched fanlight, to:

ENTRANCE HALL

Length: 29'0 (Length: 8.84m)

Textured Artex and part-coved ceiling with feature arch. Two single panel radiators. Electricity meter and circuit breakers. Stairs to first floor having built-in storage cupboard under. UPVC and obscure double-glazed door to rear garden.

THROUGH LOUNGE/DINING ROOM

22'6 x 9'10 (6.86m x 3.00m)

A dual-aspect room having UPVC replacement double-glazed windows to the front and rear. Coved, textured Artex ceiling. One double and one single panel radiator. Feature brick

fireplace and surround. Gas meter.

KITCHEN

9'3 x 8'0 (2.82m x 2.44m)

A dual-aspect room with UPVC replacement double-glazed windows to the side and rear. Coved, textured Artex ceiling. Fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap. Gas cooker point. Plumbing for washing machine.

FIRST FLOOR

LANDING

Textured Artex and part-coved ceiling with access to LOFT SPACE.

BEDROOM ONE

13'1 x 11'2 (3.99m x 3.40m)

Coved ceiling. UPVC replacement double-glazed window to front elevation. Single panel radiator.

BEDROOM TWO

10'9 x 9'9 (3.28m x 2.97m)

Coved, textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Single panel radiator.

SHOWER ROOM & W.C.

9'8 x 8'2 (2.95m x 2.49m)

Being the former 3rd bedroom, and

having ample room for a bath if preferred. White suite comprising: handbasin with cupboard under, low flush w.c., and large-capacity shower cubicle. Double panel radiator. 'Alpha' gas fired central heating and hot water boiler. Extractor. UPVC replacement obscure double-glazed window to rear elevation.

OUTSIDE

FRONT: Shallow, triangular forecourt with walled surround.

REAR: Depth: 36'5 (11.10m) Width: 14'1 (4.29m) Generous and attractive garden enjoying a sunny, southerly aspect; laid to paving and shingle with walled and fenced surround, planted borders, and useful shed.

COUNCIL TAX

Band 'B' - £1,614.24 per annum (2024/25)

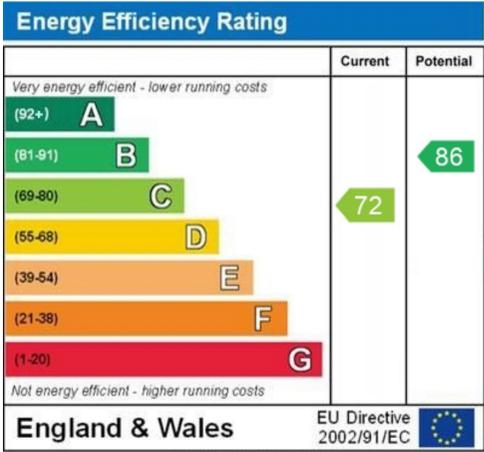
EPC 'C'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17906/051353)







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