



213 Francis Avenue, Southsea, PO4 0AJ

OFFERS INVITED PRIOR TO AUCTION (date to be confirmed).

GUIDE PRICE: £240,000-£260,000.

Of interest to investors and others - we invite IMMEDIATE CASH OFFERS (on strict Auction terms) for this well-situated and very keenly guided THREE BEDROOM VACANT EX-RENTAL PROPERTY with gas central heating, replacement double-glazing, and westerly garden; having a projected return of around £1,500 p.c.m. (equivalent to a gross annual yield of 7.25% approx). Francis Avenue runs from Albert Road to Goldsmith Avenue, No. 213 being on the west side, a short distance from the junction with Manners Road, and directly opposite Fernhurst Junior School. The convenient and popular residential address places a wide range of public amenities within a radius of some one mile only, including: Southsea Town Centre and Seafront, main-line station, local shops and eateries, recreation facilities, and University Campus. Built in 1897, this inner-terrace character house has brick elevations under a modern, tiled roof, the facade incorporating recessed porch and single bay window. It stands behind a shallow forecourt, whilst to the rear is a 35ft garden enjoying a westerly aspect.



The property is presented in reasonable condition but would now reward an element of refurbishment. It was acquired by our Clients as an HMO. In 2021 (appearing on Portsmouth City Council's HMO database as at April 2017), but has not been let since, any previous licencing having lapsed. It is being sold now "as is", with interested parties being advised to make their own enquiries in respect of any future letting (possible shared occupancy requiring C4 planning consent, which is NOT in place at present). Full particulars of this potentially lucrative opportunity are given as follows:

RECESSED PORCH

With UPVC front door to:

'L'-SHAPED ENTRANCE HALL

Part-coved ceiling with feature arch. Staircase to first floor having turned-wood balustrade together with cupboards under housing gas and electricity meters and circuit breakers. Single panel radiator. Part coloured-glass door to:

SIDE PORCH

Access to rear garden.

CLOAKROOM & W.C. OFF

Low flush w.c., handbasin.

LIVING ROOM

15'5 x 11'2 (4.70m x 3.40m)

Coved ceiling. Splay bay window to front elevation having UPVC replacement double-glazing. Period-style fire surround to cast-iron grate. Single panel radiator.

CENTRAL KITCHEN

11'10 x 9'10 (3.61m x 3.00m)

Range of 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. 'Worcester' gas fired central heating and hot water boiler. Single panel radiator. UPVC replacement double-glazed window to side elevation. Door to:

DINING ROOM

15'5 x 9'10 (4.70m x 3.00m)

Splay bay window to rear elevation having UPVC replacement double-glazing together with a pair French doors to garden. Fire surround. Single panel radiator.

FIRST FLOOR

LANDING

Access to Loft Space.

SHOWER ROOM & W.C.

Contemporary white suite comprising: pedestal handbasin, low flush w.c., and corner shower cubicle with 'Bristan' mixer. Single panel radiator. Tiled floor. Extractor. UPVC replacement obscure double-glazed window to rear elevation.

BEDROOM ONE

14'1 x 12'10 (4.29m x 3.91m)

Pair of UPVC replacement double-glazed windows to front elevation. Single panel radiator.

BEDROOM TWO

12'10 x 9'10 (3.91m x 3.00m)

UPVC replacement double-glazed window to rear elevation. Single panel radiator.

BEDROOM THREE

12'2 x 6'11 (3.71m x 2.11m)

UPVC replacement double-glazed window to side elevation. Single panel radiator.

OUTSIDE

FRONT: Shallow forecourt.

REAR: Depth: 34'8 (10.57m) Width: 13'6 (4.11m)

Generous garden with westerly aspect; laid to shingle with walled, fenced, and hedged surround; water tap.

COUNCIL TAX

Band 'C' - £1,938.59 per annum (2025-26)

EPC

Energy Rating 'D' (Floor Area 95 sq m approx).

VIEWING

By appointment with AUCTIONEERS & SOLE AGENTS,
D. M. NESBIT & CO.
(18041/055405)

AUCTION PROCESS

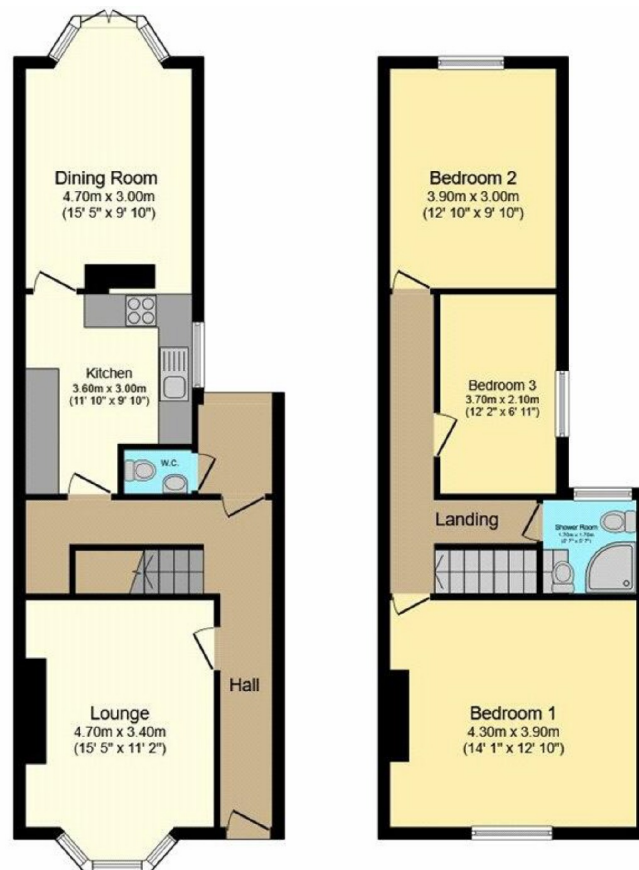
This Lot will NOT be offered in the Saleroom. Approaches, inspections & offers are invited from parties who are able and willing to purchase on Auction terms - immediate signature and exchange of contracts, payment of a 10% deposit plus Buyers Premium, and completion 28 days thereafter. Competing bidders will be given the opportunity to re-bid in the event of their offer being exceeded, terms finally being settled with the party lodging the highest offer (assuming acceptable to the Seller) and who meets the Auction rules of engagement.

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection. Bidders are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).



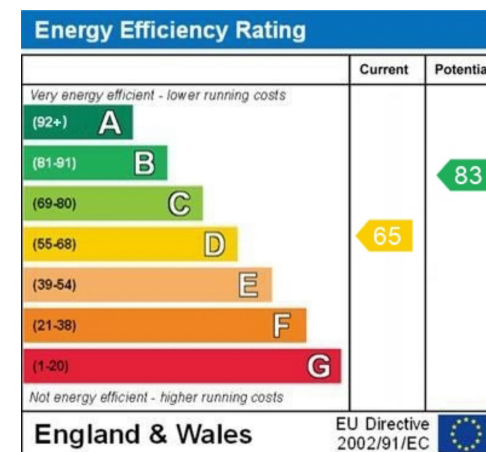




Ground Floor Floor area 54.0 m² (582 sq.ft.)
First Floor Floor area 49.5 m² (533 sq.ft.)

TOTAL: 103.6 m² (1,115 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

