



**Gladys Avenue, Portsmouth PO2 9BE**

**welcome to**

**Gladys Avenue, Portsmouth**

We are delighted to welcome to market this fantastic property which is complied as a two bedroom ground floor flat with a separate annex, with a separate three bedroom upper floor flat which is being used as a fantastic investment property.

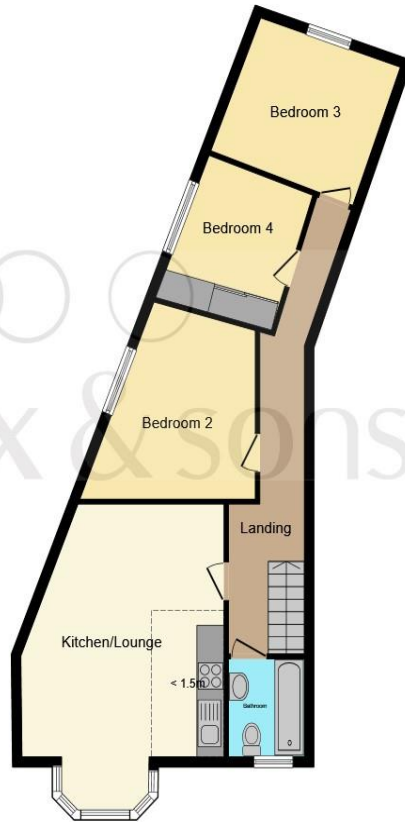
This property also boasts off road parking.





**Ground Floor**

Total floor area 163.4 m<sup>2</sup> (1,759 sq.ft.) approx  
 Restricted height 4.8 m<sup>2</sup> (52 sq.ft.)



**First Floor**



**Outbuilding**

**Entrance For Ground Floor**

**Kitchen**

13' 4" into recess x 9' 10" ( 4.06m into recess x 3.00m )

**Ground Floor Lounge**

9' 9" x 14' 4" minimum ( 2.97m x 4.37m minimum )

**Bedroom 5**

9' 9" into bay x 9' 8" ( 2.97m into bay x 2.95m )

**Cloakroom**

**Bedroom One**

17' 6" x 10' 11" ( 5.33m x 3.33m )

**Bathroom**

**Office Space**

8' 4" x 7' 2" ( 2.54m x 2.18m )

**Garden**

**Annex**

**Annex Lounge**

6' 10" x 8' 8" ( 2.08m x 2.64m )

**Annex Bedroom**

6' 5" x 8' 9" ( 1.96m x 2.67m )

**Annex Shower Room**

**First Floor Accommodation**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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## Gladys Avenue, Portsmouth

- Separate annex
- Off Road Parking
- Potential investment opportunity
- End of Terrace
- Two bedroom ground floor flat with a separate three bedroom upper floor flat

Tenure: Freehold EPC Rating: D

**£440,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/POR110818](https://fox-and-sons.co.uk/Property/POR110818)



Property Ref:  
POR110818 - 0002

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