

**Gladys Avenue, Portsmouth PO2 9BH** 



## welcome to

# **Gladys Avenue, Portsmouth**

Stunning Four-Bedroom Family Home on Gladys Avenue. Welcome to this beautifully presented four-bedroom residence situated in the heart of Gladys Avenue - a desirable and well-connected location perfect for families and professionals alike.















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

#### **Entrance Porch**

#### **Entrance Hall**

#### Lounge

17' 9" Max x 15' 7" Max ( 5.41m Max x 4.75m Max )

### **Dining Room**

11' 8" Max x 16' 4" ( 3.56m Max x 4.98m )

### **Reception Room Three**

10' 5" x 12' (3.17m x 3.66m)

#### Kitchen

8' 8" x 6' 7" ( 2.64m x 2.01m )

### **Utility Room**

5' 5" x 6' 7" ( 1.65m x 2.01m )

### Conservatory

14' 1" x 6' 1" ( 4.29m x 1.85m )

### Landing

#### **Bedroom One**

13' 9" Max x 17' 9" ( 4.19m Max x 5.41m )

#### **Bedroom Two**

15' 7" x 11' 8" Max ( 4.75m x 3.56m Max )

#### **Bedroom Three**

10' 4" x 12' (3.15m x 3.66m)

### **Bedroom Four**

8' 8" x 14' 3" ( 2.64m x 4.34m )

### welcome to

# **Gladys Avenue, Portsmouth**

- Four Bedrooms
- Spacious throughout
- Positioned in a fantastic location
- Family bathroom
- Spacious rear enclosed garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £399,950







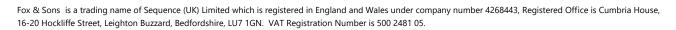


Please note the marker reflects the postcode not the actual property

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