



6 Poynings Place

Old Portsmouth | Hampshire | PO1 2PB

FINE & COUNTRY

STEP INSIDE

6 Poynings Place | £490,000 Freehold

If you are searching for a property that has potential, then look no further. This centre of terrace family home is arranged over three floors and provides versatile accommodation for either the growing family or those looking to take on a modernisation project. The house comprises: integral garage, hallway, study with cloakroom off and interlinking to a family room/bedroom on the ground floor on the second floor there are, to the rear, (formally) two bedrooms which have been converted to form one large bedroom with two further bedrooms, bathroom and separate cloakroom. The property is in need of some updating and redecoration and is ideally situated in a private cul-de-sac with off road parking and a walled rear garden. Poynings Place is within the heart of the oldest part of the city, a conservation area, yet being ideally suited for those wishing to be within walking distance of the Grammar School, St. Jude's Primary School, the Harbour entrance, local public houses, shopping facilities, the Arches, Camber Dock and within a few minutes' walk of the retail and outlet area of Gunwharf Quays and being located and described as many as being a village within a city. Viewing of this property is strongly recommended in order to appreciate not only the accommodation but also the location on offer.

ENTRANCE: Lowered kerb leading to car hardstanding to the front of the garage, covered porch area, external bin store and cupboard housing electric meter, double glazed main front door leading to:

HALLWAY: Staircase rising to first floor, door to garage, radiator.

GARAGE: 17'5" x 13'6" Remote control up and over door, sink unit, washing machine point, power points, lighting.

STUDY: 12'6" x 8'3" Double glazed sliding door with full height panel to one side leading to rear garden, radiator, high level built-in storage cupboard, built-in airing cupboard housing boiler supplying domestic hot water and central heating (not tested) with hot water tank under.

CLOAKROOM: Low level w.c., pedestal wash hand basin with tiled splashback, double glazed window to rear aspect, walk-in storage cupboard with range of shelving.

FAMILY ROOM: 11'10" x 7'4" Double glazed window to rear aspect overlooking garden, radiator, ceiling coving.

FIRST FLOOR: Landing with balustrade, staircase rising to upper floors, radiator, understairs storage cupboard.







KITCHEN: 11'4" x 8'8" Range of matching wall and floor units with roll top work surface, inset single drainer sink unit with mixer tap and cupboards under, double glazed window to front aspect, ceramic tiled surrounds, inset four ring gas hob with extractor hood, fan and light over, eye-level oven with microwave shelf over, radiator, tall larder style cupboards with range of shelving, textured ceiling with coving, fluorescent tube lighting, vinyl flooring, integrated fridge with matching door.

DINING ROOM: 14'3" x 10'0" Double glazed window to front aspect, serving hatch to kitchen, glazed panelled door, radiator.

LIVING ROOM: 19'0" x 12'0" Double glazed window to rear aspect overlooking garden, skirting board heating, radiator, wall lights, glazed panelled door, ceiling coving, dimmer switch.

SECOND FLOOR: Landing, built-in storage cupboard with range of shelving, doors to primary rooms.

BEDROOM 2: 11'6" maximum x 9'10" Double glazed window to front aspect with radiator under, ceiling coving, built-in double doored wardrobe with hanging space and shelving.

BEDROOM 3: 8'10" x 8'9" Double glazed window to front aspect with radiator under, ceiling coving, built-in cupboard with range of shelving.

BATHROOM: Coloured bath with mixer tap and shower attachment, sink unit with mixer tap, fully ceramic tiled to walls, chrome heated towel rail, high level skylight window, recess with fully ceramic tiled shower cubicle, mirror fronted cabinet with pelmet lighting over.

CLOAKROOM: Skylight window, w.c.

BEDROOM 1: 19'1" x 12'1" to front of built-in wardrobes. Built-in double doored wardrobes to one wall with hanging space and shelving, twin double glazed windows to rear aspect overlooking garden with radiators under, ceiling coving, formerly arranged as two rooms with second door leading to landing .





OUTSIDE: Accessible from the study is a low maintenance paved garden with brick walls, raised flowerbeds, wooden built shed.

TO FIND THE PROPERTY: From Portsmouth Grammar School at the top of the High Street proceed along the High Street towards Portsmouth Cathedral, bear left into Pembroke Road, taking the second road on the left hand side into St. Nicholas Street, then second right into Poynings Place where No.6 can be found on the right hand side.

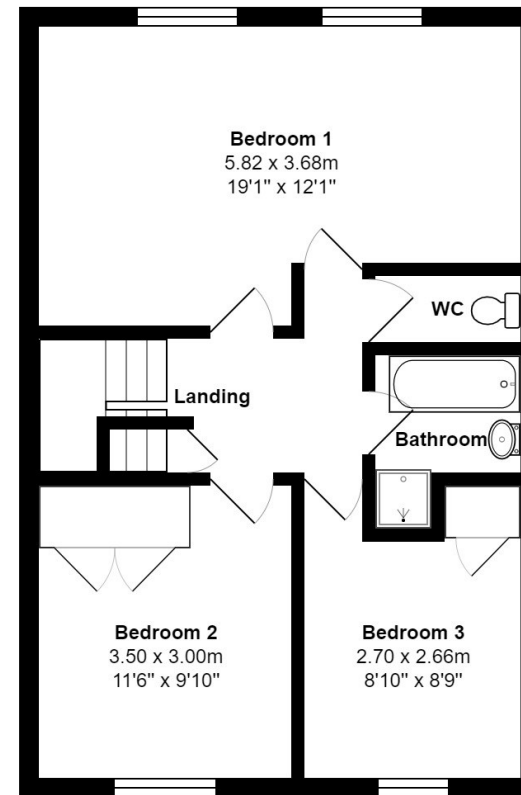
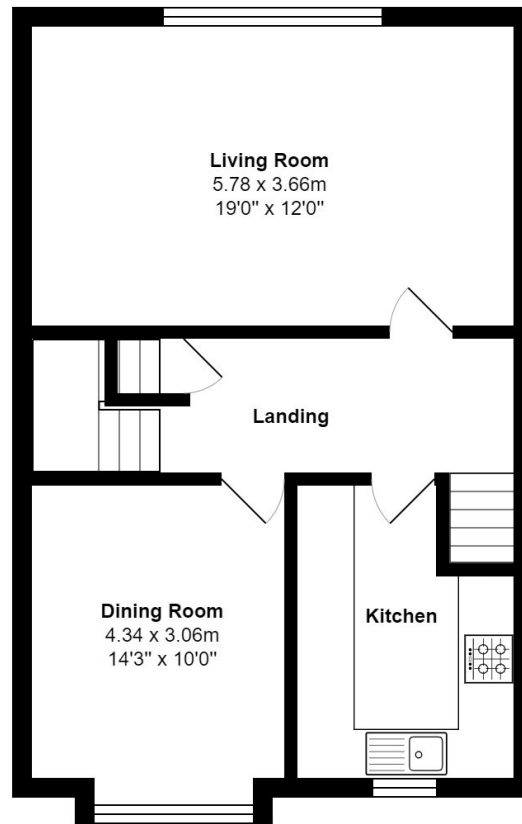
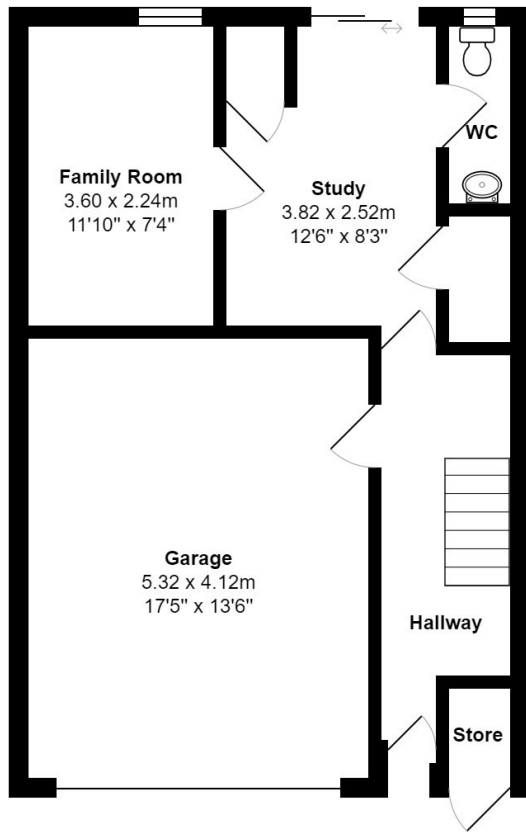
AGENTS NOTES:

Council Tax Band E - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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