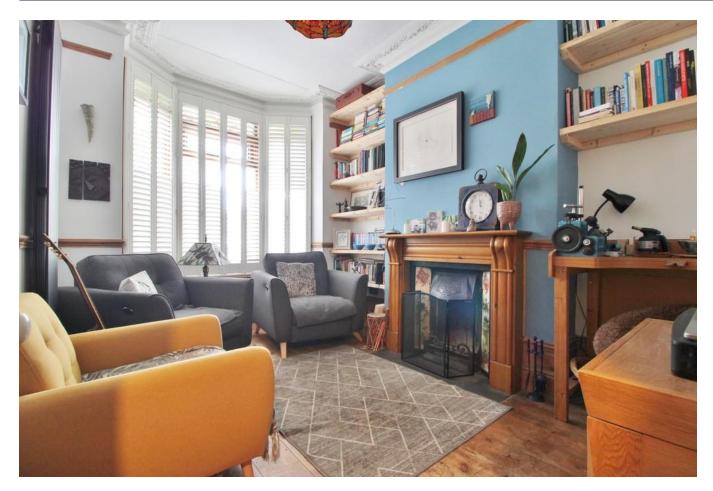


PERIOD THREE BEDROOM HOME! This traditional bay and forecourt home is located along the tree-lined Frensham Road, an ever popular residential location within Southsea. Offered with an abundance of period features including ceiling roses and exposed floorboards, we feel this would make an ideal purchase for someone looking for a home with character. The ground floor accommodation comprises; entrance hallway, living room, dining room with log burner, lean-to with downstairs WC and lovely wooden fitted kitchen with bi-folding doors out to the WESTERLY ASPECT GARDEN! The first floor benefits from three good sized bedrooms and fitted upstairs bathroom suite. You will also find a versatile loft space with skylight windows via a spiral staircase. A truly lovely period home which can only be appreciated by an internal viewing.

















FORECOURT Period tiles, storm porch, wooden front door to:-

HALLWAY Exposed floorboards, contemporary radiator, stairs with spindled balustrade to first floor landing, period style coving, doors to all rooms, opening to dining room.

LOUNGE 12' 4" x 9' 6" (3.78m x 2.92m) Double glazed sash bay window to front elevation with bespoke shutters, exposed floorboards, period style feature fireplace, contemporary radiator, built-in shelving, period style ceiling rose, picture rail, dado rail and coving.

DINING ROOM 12' $4" \times 7' \ 8" \ (3.78m \times 2.34m)$ Exposed floorboards, fireplace with log burner, wooden door to lean-to.

KITCHEN 11' 6" x 9' 6" (3.51m x 2.92m) Fitted wooden kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, sink with mixer tap, space for 'Range' style cooker, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, built-in storage, tiled to principal areas and tiled flooring, bi-folding doors to garden.

LEAN-TO Wall mounted boiler, wooden flooring, door to:-

WC WC with raised cistern.

FIRST FLOOR LANDING Exposed floorboards, spiral staircase to loft room.

BATHROOM Panel enclosed bath with thermostatic shower over, WC with raised cistern, vanity unit housing wash basin, period style heated towel rail, tiled to principal areas and tiled flooring, double glazed window to side elevation.

BEDROOM THREE 9' 6" x 6' 9" (2.92m x 2.08m) Double glazed window to rear elevation, exposed floorboards, period fireplace, radiator.

BEDROOM TWO 12' 2" \times 7' 10" (3.73m \times 2.39m) Double glazed window to rear elevation, exposed floorboards, radiator, built-in wardrobe.

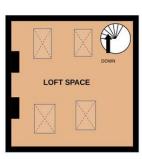
BEDROOM ONE 13' 3" x 11' 10" (4.06m x 3.61m) Window to front elevation with bespoke shutters, exposed floorboards, period coving and ceiling rose, period fireplace, contemporary radiator.

LOFT SPACE 13' 5" x 13' 0" (4.11m x 3.97m) Dual aspect skylight windows, wooden flooring, eaves storage, spotlights, exposed brickwork.

GARDEN Mainly laid to paving with shrub borders, westerly aspect, enclosed by brick walls.

GROUND FLOOR FIRST FLOOR LOFT SPACE





Whilst every attempt has been made to ensure the accuracy of the Boorplan contained here, measurements of doors, windows, rooms and any other items are approximate and for responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency; can be given.

Ander with Metopox 40023

LOCAL AUTHORITY

Portsmouth City Council

TENURE

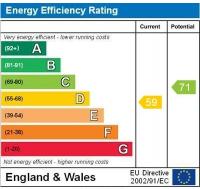
Freehold

COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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