

£285,000
260 Fawcett Road
Southsea, PO4 0LF

THREE BEDROOM PROPERTY IN NEED OF MODERNISATION THROUGHOUT. A post-war, mid terrace property located within a popular central part of Southsea. Accommodation comprises lounge, kitchen/breakfast room, lobby, three bedrooms and upstairs bathroom with separate WC. To the rear of the property is an enclosed, westerly facing garden with rear pedestrian access. Offered with no forward chain. Although the property is in need of modernisation, benefits do include double glazing throughout and gas central heating via a 'Worcester' combination boiler. Contact our Southsea branch today for more information and to arrange an internal viewing.

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ENTRANCE Wooden front door to:-

HALLWAY Radiator, stairs to first floor landing, doors to lounge and rear lobby (potential utility room).

LOUNGE 11' 5" x 14' 8" into recess (3.49m x 4.48m) Double glazed window to front elevation, radiator, working open fireplace with tiled surround and hearth, door to:-

KITCHEN/BREAKFAST ROOM 12' 2" at widest point x 11' 9" (3.71m x 3.59m) Double glazed window to rear elevation, comprising; roll top work surface, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, spaces for cooker and fridge/freezer, two under stair storage cupboards, fitted dresser, built-in larder cupboard, radiator, wall mounted 'Worcester' combination boiler, door to:-

REAR LOBBY (POTENTIAL UTILITY ROOM) 8' 9" x 5' 10" (2.68m x 1.80m) Double glazed wooden door to rear garden, door to hallway, radiator.

FIRST FLOOR LANDING Loft access, built-in airing cupboard, doors to all rooms.

BEDROOM ONE 13' 1" into recess x 10' 10" (4.01m x 3.32m) Double glazed window to front elevation, radiator, built-in cupboard, exposed floorboards.

BEDROOM TWO 10' 7" into recess x 10' 1" (3.23m x 3.08m) Double glazed window to rear elevation, radiator, built-in cupboard, exposed floorboards.

BEDROOM THREE 8' 5" minimum x 6' 11" (2.59m x 2.11m) Double glazed window to front elevation, radiator, exposed floorboards.

BATHROOM 8' 11" x 4' 9" (2.72m x 1.47m) Obscure double glazed window to rear elevation, bath, wall mounted wash basin, radiator, tiled to principal areas and exposed floorboard flooring.

WC 6' 0" x 2' 6" (1.85m x 0.77m) Obscure double glazed window to rear elevation, WC, exposed floorboards.

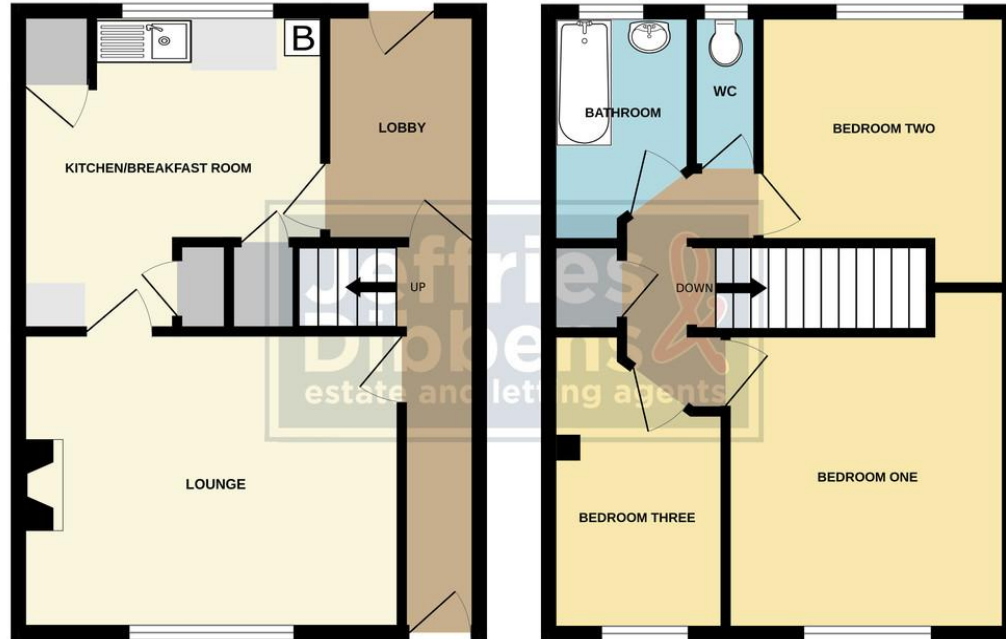
OUTSIDE:

FRONT GARDEN Enclosed by brick walls, laid to lawn.

REAR GARDEN Westerly facing aspect, enclosed by brick walls and metal fencing, laid to majority lawn with patio area, wooden shed and rear pedestrian access.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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