



£369,995
179-181 Fawcett Road
Southsea, PO4 0DH

FOUR BEDROOM HOME WITH OFF ROAD PARKING! A deceptively spacious home which can be found along Fawcett Road, Southsea. The property has been in the family for a number of years and is offered to the market with no forward chain. The accommodation on offer briefly comprises; entrance hallway, utility room, wet room, living and dining rooms and a lovely modern fitted kitchen to the ground floor, with four generous bedrooms and a family bathroom suite on the first floor. The elusive off road parking for two vehicles is located to the front of the property. Further benefits for this family home include gas central heating, double glazing and a large enclosed rear garden with side pedestrian access. An internal viewing can be arranged by contacting the Southsea office along Marmion Road.

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FRONT Off road parking for two vehicles, double glazed door to:-

HALLWAY Stairs to first floor landing, radiator, storage cupboard.

LOUNGE 13' 11" x 11' 6" (4.26m x 3.53m) Double glazed window to front elevation, radiator, laminate flooring, opening to:-

DINING ROOM 11' 0" x 9' 6" (3.36m x 2.91m) Double glazed French doors to garden, carpet throughout, radiator, opening to:-

KITCHEN 8' 11" x 12' 11" (2.72m x 3.94m) Lovely modern fitted kitchen comprising a range of wall and base level units incorporating corner edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, electric hob, integral dishwasher, microwave and electric oven, vinyl flooring, space and plumbing for washing machine, space for fridge/freezer, double glazed window to rear elevation, double glazed door to garden.

WET ROOM 5' 11" x 6' 4" (1.81m x 1.94m) Walk-in shower with thermostatic shower over, wall mounted hand basin, low level WC, double glazed obscure window to side elevation, storage cupboard.

UTILITY ROOM 6' 7" x 5' 10" (2.02m x 1.79m) Double glazed door to front, tiled to principal areas.

LANDING Doors to all rooms, double glazed window to side elevation, carpet throughout.

BATHROOM 5' 1" x 8' 2" (1.57m x 2.49m) Fitted bathroom comprising panel bath with thermostatic shower over, pedestal hand basin, low level WC, vinyl flooring, towel rail radiator, double glazed obscure window to side elevation.

BEDROOM FOUR 6' 7" x 11' 0" (2.01m x 3.37m) Double glazed window to front elevation, carpet throughout, radiator.

BEDROOM ONE 11' 8" x 11' 6" (3.56m x 3.53m) Double glazed window to front elevation, carpet throughout, radiator, built-in wardrobes.

BEDROOM TWO 11' 2" x 9' 7" (3.42m x 2.93m) Double glazed window to rear elevation, carpet throughout, radiator, wall mounted boiler, built-in wardrobe.

BEDROOM THREE 6' 5" x 12' 11" (1.98m x 3.95m) Double glazed window to rear elevation, radiator, carpet throughout.

GARDEN Laid to lawn with shrub borders, paved area with shed, side pedestrian access.



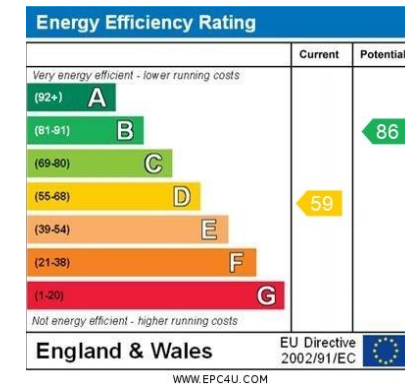
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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