



**£337,000**  
**24 Francis Avenue**  
Southsea, PO4 0HN

**LOVELY THREE BEDROOM HOME WITH LARGE GARDEN & NO FORWARD CHAIN!** This well-presented bay & forecourt home is located within the popular location of Francis Avenue, Southsea. The recently decorated accommodation comprises; lounge, 30ft (approx.) brand new kitchen/dining room with French doors leading out to the rear garden, downstairs cloakroom to the ground floor. With, three good sized bedrooms and upstairs bathroom on the first floor. Benefits include; new carpets (where stated), new flooring in hallway and kitchen/diner (to be added), gas central heating via a combination boiler, double glazing, no forward chain and a low maintenance rear garden. Situated within close proximity to Fratton train station, Milton Park, Pompey Centre retail park and main routes out of the city. Please contact our Southsea branch to arrange your viewing.

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**ENTRANCE** Wooden front door to:-

**HALLWAY** Stairs to first floor landing with spindled balustrade, doors to lounge and kitchen/dining room, radiator, double glazed door to garden, under stair cupboard housing gas meter and electric consumer unit, door to WC.

**LOUNGE** 15' 1" into bay and recess x 10' 7" (4.60m x 3.23m) Double glazed bay window to front elevation, radiator, new carpet, period style cornice, feature fireplace.

**WC** 2' 5" x 6' 3" (0.76m x 1.92m) Close coupled WC, wall mounted basin, extractor fan, vinyl flooring.

**KITCHEN/DINER** 29' 2" x 9' 8" (8.91m x 2.97m) Brand new fitted high gloss kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven with gas hob over, cupboard housing combination boiler, breakfast bar, radiator, double glazed window to side elevation, double glazed French door to garden.

**FIRST FLOOR LANDING** Spindled balustrade, loft access, new carpet, doors to all rooms.

**BEDROOM ONE** 12' 4" into recess x 13' 11" (3.78m x 4.25m) Two double glazed windows to front elevation, radiator, new carpet.

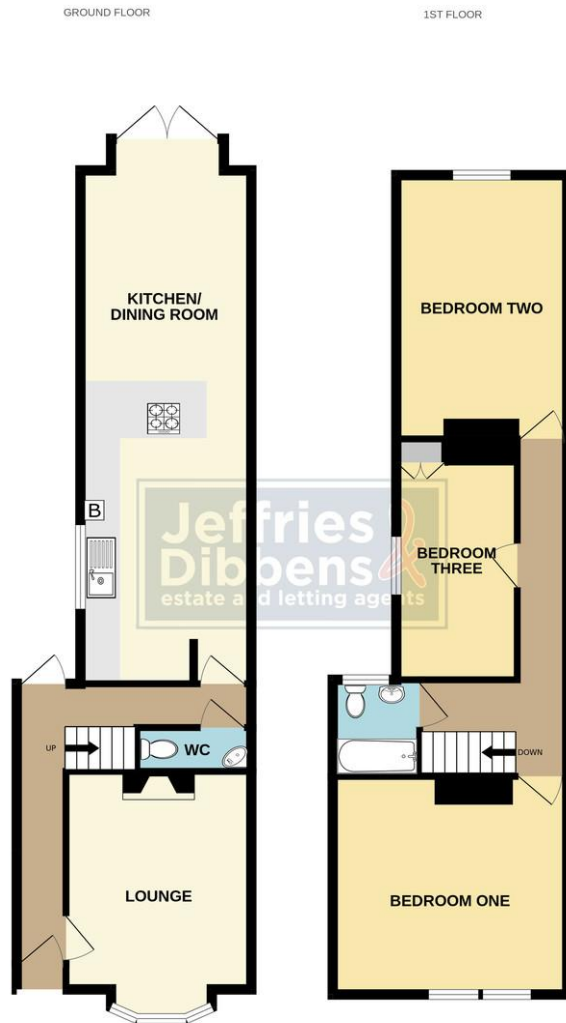
**BATHROOM** 5' 10" x 4' 11" (1.79m x 1.52m) Panel enclosed bath with mixer tap and shower attachment, close coupled WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas and vinyl flooring, obscure double glazed window to rear elevation.

**BEDROOM TWO** 13' 10" into recess x 9' 8" (4.23m x 2.96m) Double glazed window to rear elevation, radiator, new carpet.

**BEDROOM THREE** 13' 8" x 6' 11" (4.18m x 2.11m) Double glazed window to side elevation, radiator, new carpet, built-in period style wardrobe.

**GARDEN** 57' 4" x 14' 7" (17.48m x 4.46m) Enclosed by brick walls and wooden fencing, laid to paving and decorative stones with mature shrub borders.





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	
(69-80)	C	77
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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