



£299,950
11 Francis Avenue
Southsea, PO4 0HL

WELL-PRESENTED THREE BEDROOM HOME WITH WEST FACING GARDEN & NO FORWARD CHAIN! This well-presented mid terraced home is located within the popular location of Francis Avenue, Southsea. The accommodation on offer comprises; lounge, dining room, 15ft (approx.) fitted kitchen/breakfast room with bay window, and downstairs bathroom to the ground floor, with three good sized bedrooms on the first floor. Benefits include; gas central heating via a combination boiler (installed November 2024), new consumer unit (installed 2025), double glazing, no forward chain and a low maintenance, west facing rear garden. Situated within close proximity to Albert Road, Southsea seafront, Fratton train station, and main routes out of the city. Please contact our Southsea branch to arrange your viewing.





ENTRANCE Front door into:-

HALLWAY Stairs to first floor landing, under stairs storage cupboard, radiator, laminate flooring, wooden door to garden, doors to:-

RECEPTION ROOM ONE 12' 2" x 9' 6" (3.72m x 2.90m) Double glazed window to front elevation, radiator, period style caving, feature fireplace with wooden surround.

RECEPTION ROOM TWO 12' 2" x 9' 4" (3.72m x 2.86m) Double glazed window to rear elevation, radiator, carpeted flooring.

KITCHEN/BREAKFAST ROOM 14' 11" x 7' 8" (4.55m x 2.35m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, space for cooker, space and plumbing for washing machine, spaces for tumble dryer, fridge/freezer, tiled to principal areas and vinyl flooring, wall mounted combination boiler, double glazed bay window to side elevation, door to:-

BATHROOM 7' 8" x 6' 5" (2.35m x 1.98m) Two obscure double glazed windows to rear and side elevation, fitted suite comprising panel enclosed bath with shower attachment, low level WC, wash basin, tiled to principal areas and tiled flooring, radiator, built-in storage.

FIRST FLOOR LANDING Double glazed window to side elevation, pull down ladder with access to loft room, radiator, doors to:-

BEDROOM ONE 12' 10" x 12' 0" (3.92m x 3.68m) Double glazed window to front elevation, radiator, carpeted flooring.

BEDROOM TWO 12' 3" x 9' 5" (3.74m x 2.88m) Double glazed window to rear elevation, radiator, carpeted flooring.

BEDROOM THREE 10' 8" x 7' 9" (3.27m x 2.38m) Double glazed window to rear elevation, radiator, carpeted flooring.

LOFT ROOM Eaves storage, boarded, carpeted flooring.

GARDEN West facing, laid to paving with flower and shrub borders, fully enclosed.



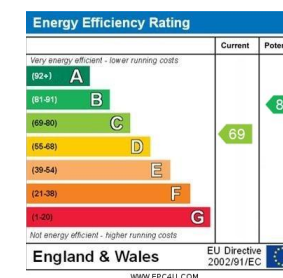
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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