

£375,000
325 Fawcett Road
Southsea, PO4 0LE



BEAUTIFUL THREE BEDROOM HOME WITH LARGE UPSTAIRS BATHROOM! This beautifully presented and deceptively spacious three-bedroom home offers stylish living across two floors. Tastefully decorated with a light, modern finish and brand new carpets throughout. The ground floor features an entrance porch, a generous living/dining room leading into a sleek kitchen/breakfast room with ample storage and a breakfast bar. A convenient downstairs WC completes the ground floor. Upstairs offers three double bedrooms filled with natural light and a lovely four-piece bathroom with bath, shower, basin, and WC. Outside is a low-maintenance garden with rear pedestrian access. Ideally located near Albert Road and the seafront. Viewing highly recommended!





ENTRANCE Wooden door to:-

PORCH 4' 7" x 5' 0" (1.41m x 1.53m) Laminate flooring, door to:-

LIVING/DINING ROOM 25' 11" x 14' 2" at widest point (7.91m x 4.34m) Double glazed window to front elevation, two radiators, newly laid carpet, feature open fireplace with oak mantle, double glazed window to rear elevation, mains wired smoke detector, period style cornice and skirting boards, through to:-

INNER HALL Stairs to first floor landing, radiator, doors to WC and kitchen/breakfast room.

WC 2' 6" x 5' 11" (0.77m x 1.82m) Obscure double glazed window to side elevation, close coupled WC, wash basin in vanity unit, herringbone style laminate flooring, under stair storage space.

KITCHEN/BREAKFAST ROOM 20' 3" x 11' 0" at widest point (6.19m x 3.37m) Beautiful contemporary fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, ceramic one and a half bowl sink and drainer unit with mixer spray tap, built-in double oven, built-in five burner gas hob with extractor hood over, integral dishwasher, space for American style fridge/freezer, breakfast bar, two vertical column radiators, tiled to principal areas and vinyl flooring, built-in utility cupboard with space and plumbing for washing machine and tumble dryer, dual aspect double glazed windows, double glazed French doors to garden.

FIRST FLOOR LANDING Double glazed window to side elevation, spindled balustrade, loft access with pull down ladder, newly laid carpet, radiator, doors to all rooms.

BEDROOM ONE 14' 5" into bay x 13' 5" excluding wardrobe depth (4.40m x 4.10m) Double glazed bay window to front elevation with bespoke window seat with storage under, radiator, fitted wardrobes, newly laid carpet.

BEDROOM TWO 11' 8" x 11' 0" (3.56m x 3.36m) Double glazed window to rear elevation, radiator, newly laid carpet, period style feature fireplace.

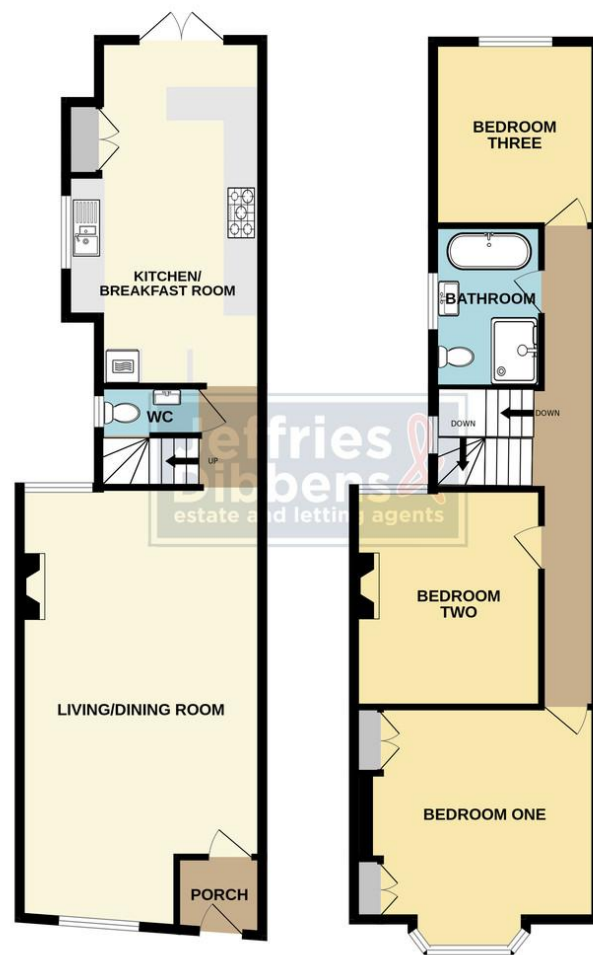
BATHROOM 9' 5" x 5' 10" (2.88m x 1.79m) Double glazed window to side elevation, modern fitted four-piece suite comprising panel enclosed bath with central tap and shower hose, wash basin set in vanity unit with mixer tap, close coupled WC, large contemporary shower cubicle with thermostatic shower mixer, tiled to principal areas and herringbone style laminate flooring, heated towel rail.

BEDROOM THREE 10' 2" x 9' 6" (3.11m x 2.92m) Double glazed window to rear elevation, radiator, newly laid carpet.

GARDEN 31' 7" x 14' 8" (9.65m x 4.48m) Enclosed by brick walls, laid to paving and artificial lawn with raised planter, outside tap, 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.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

EPC graph to follow

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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