



**Nesbits**

Established 1921

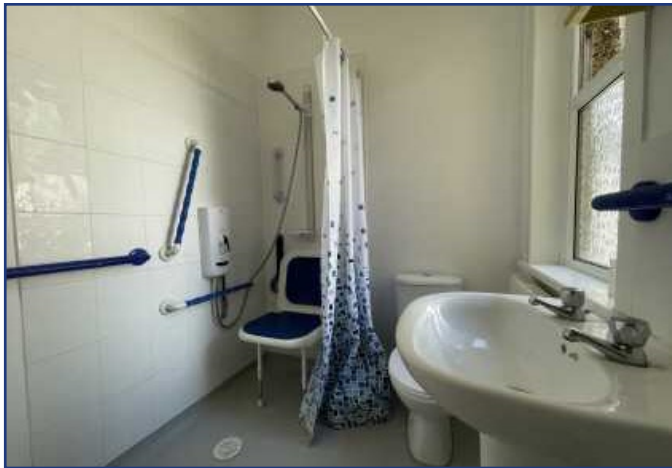
145 Telephone Road, Southsea, PO4 0AX  
**For auction Guide Price £200,000 to £220,000**

## 145 Telephone Road, Southsea, PO4 0AX

TO BE SOLD BY PUBLIC AUCTION

11 am TUESDAY 25th AUGUST (at The Queens Hotel)

Of interest to investors and keen owner-occupiers in particular: the well-situated THREE BEDROOM PROPERTY with gas fired central heating, replacement double-glazing and upstairs wet room; NOW REQUIRING SOME REFURBISHMENT. Telephone Road runs between Fawcett Road and Francis Avenue, No. 145 being on the north side a short distance from the latter and just south of Goldsmith Avenue. This popular and convenient location is some one mile from Southsea Town Centre, placing a wide range of public amenities within comfortable reach including: Portsmouth University campus, various schools, main-line stations, parks, shops and eateries. This inner-terrace family house has rendered and pebbledash elevations under a modern tiled roof, the facade incorporating splay bay windows. It stands behind a walled forecourt whilst to the rear is a walled and paved garden.



Previously privately owned, the property is presented in fair order throughout, but will now reward an element of refurbishment, this being reflected in a highly competitive guide price. It will appeal to owner-occupiers seeking a blank canvas opportunity or to investors with future letting in mind (having a projected rental return of around £1,400 p.c.m.). Full details are given as follows:

UPVC and obscure double-glazed front door directly into:

### **LIVING ROOM**

**15'4 x 14'0 (4.67m x 4.27m)**

Textured Artex ceiling. UPVC replacement double-glazing to bay. Double panel radiator. "Wessex" Home Lift to Bedroom 1 (condition unknown).

### **INNER HALL**

Staircase to first floor having useful storage space under, also cupboard housing gas and electricity meters. Single panel radiator. UPVC and obscure double-glazed door to rear garden. Sliding door to:

### **SEPARATE W.C.**

White low flush suite. UPVC replacement obscure double-glazed window. Artex ceiling.

### **CENTRAL KITCHEN**

**10'9 x 9'10 (3.28m x 3.00m)**

Fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit. Plumbing for washing machine, 'Worcester' gas fired central

heating and hot water boiler. UPVC replacement double-glazed window to side elevation. Door to:

### **DINING ROOM**

**13'7 x 10'0 (4.14m x 3.05m)**

Textured Artex ceiling. Double panel radiator. Pair of UPVC double-glazed sliding patio doors to garden.

### **FIRST FLOOR**

#### **LANDING**

Access, via hatch and ladder, to part-boarded LOFT SPACE with electricity and two roof windows.

#### **WET ROOM & W.C.**

White suite comprising: low flush w.c. and pedestal handbasin. Free-draining floor with 'Mira' shower unit over. Extractor. Single panel radiator. UPVC replacement obscure double-glazed window. Artex ceiling.

#### **BEDROOM ONE**

**14'0 x 12'9 (4.27m x 3.89m)**

Textured Artex ceiling. Pair of UPVC replacement double-glazed windows to front elevation. Built-in wardrobe. Double panel radiator.

#### **BEDROOM TWO**

**13'2 x 9'11 (4.01m x 3.02m)**

Textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Built-in wardrobe. Single panel radiator.

#### **BEDROOM THREE**

**10'8 x 7'1 (3.25m x 2.16m)**

Textured Artex ceiling. UPVC replacement double-glazed window to side elevation. Single panel radiator.

### **OUTSIDE**

FRONT: Shallow forecourt with walled surround.

REAR: Depth: 22'3 (6.78m) Width: 14'11 (4.55m) Average-sized garden with northerly aspect; laid to paving with walled surround.

### **COUNCIL TAX**

Band 'B' - £1,782.44 per annum (2026/2027).

### **EPC**

Energy Rating 'D' (Floor Area 93 sq m approx).

### **VIEWING**

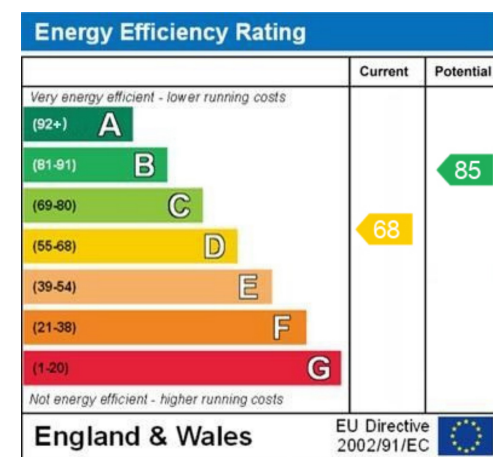
By appointment with SOLE AGENTS & AUCTIONEERS,  
D. M. NESBIT & CO.  
(18100/063417)

### **ADDITIONAL AUCTION COSTS**

A Buyer's Premium of £600 + V.A.T., will be payable by the purchaser to the Auctioneers. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection. Bidders are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







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