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27 Guardians Way , Portsmouth, PO3 6GJ

Offers in excess of £360,000



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Welcome to Guardians Way...

We are delighted to bring to the market this excellent, three bedroom, end terraced home in the popular Guardians Way, Milton. Boasting off road parking, a garage, two bathrooms and a downstairs W.C, this is a perfect family home.

Upon entering you are welcomed by an entrance hallway, leading you to the living room at the rear of the property. Ample in size for multiple sofas, a dining table and other furnishings, with large double doors leading out to the garden, allowing natural light to fill the room.

The kitchen is modern and well equipped with a range of wall and floor mounted units, modern appliances, plumbing for washing facilities, and there is even space for a dining table.

There is a conveniently located downstairs W.C.

Upstairs, you will find three well proportioned bedrooms. The master bedroom is of a good size, offering space for a king size bed, complete with a modern shower En-suite and a fitted cupboard. Bedroom two makes another excellent double, whilst bedroom three serves as a great children's room, home office or guest bedroom.

The family bathroom features a bath with overhead shower, a sink, toilet and radiator.

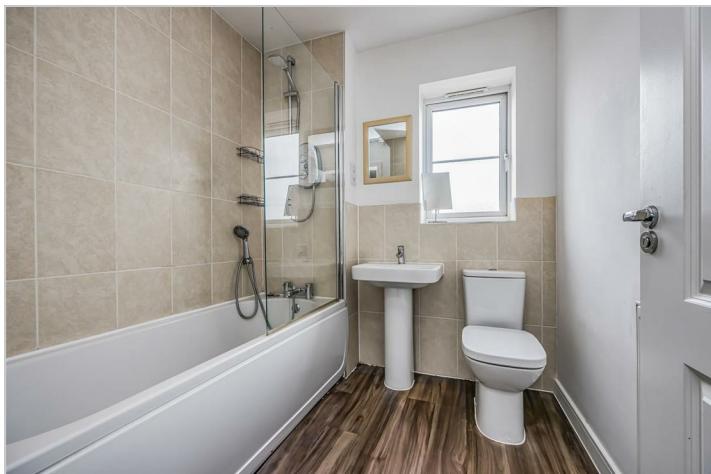
Outside, the property continues to impress with a well sized garden, featuring a hot tub with sheltered area, making this an excellent space for hosting in the summer months.

There is a garage, great for both storage or vehicle parking, as well as off road parking suitable for multiple vehicles.

Situated in Guardians Way, a quiet residential area, you are close to many local amenities, including shops, cafes and good schools. There is a range of transport links near by, as well as Fratton station just a short walk away.

This property is offered with NO FORWARD CHAIN, please contact the office to arrange your appointment.

(Info given by sellers) Management cost: £250pa contribution roughly to Trinity Estate for maintenance - £19 a month D.D



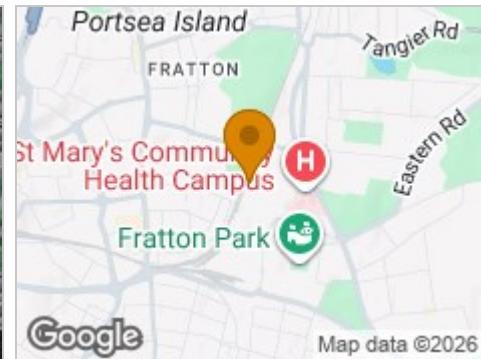
Road Map



Hybrid Map



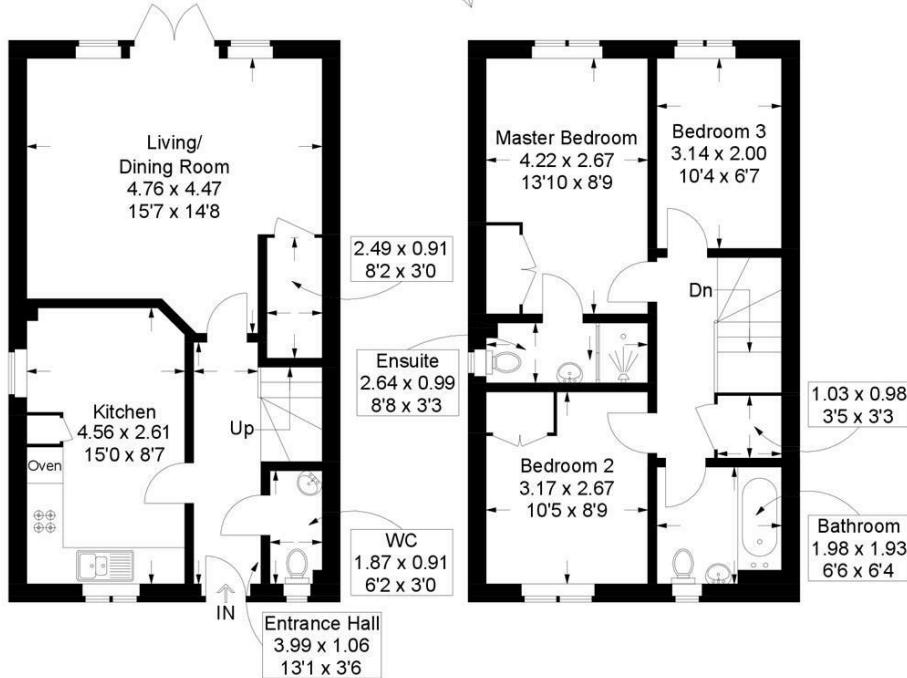
Terrain Map



Floor Plan

Guardians Way, Portsmouth

Approximate Gross Internal Area = 85.2 sq m / 917 sq ft



Ground Floor

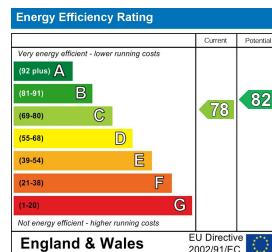
First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.