



## 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



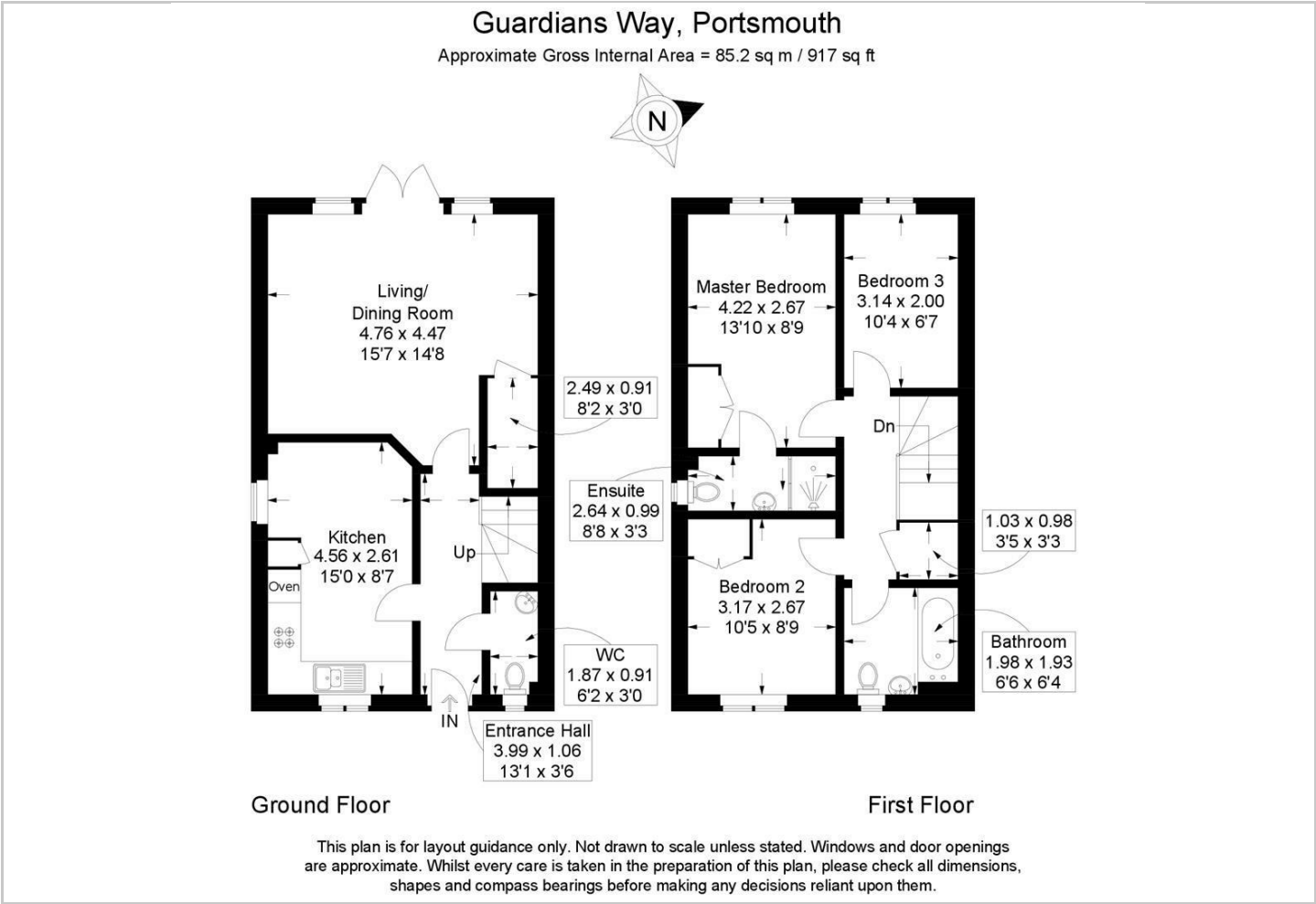
Hybrid Map



Terrain Map



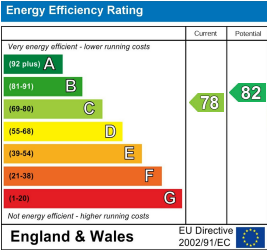
Floor Plan



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



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