



## Fifth Street, Portsmouth, PO1 5NA

### Asking Price £246,999

Situated in the lovely cul de sac of Fifth Street, Portsmouth, this charming terraced house offers a delightful blend of comfort and convenience. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The kitchen is brand new and so is the double glazing at the rear of the property.

This CHAIN FREE house features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office. The bathroom is thoughtfully designed, catering to the needs of modern living and the garden is an amazing space and perfect for sunny days.

With its prime location, in the heart of Portsmouth, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for both families and professionals alike. This property presents a wonderful opportunity to create a warm and inviting home in a sought-after area of Portsmouth.

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

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Lounge 10'11" x 11'4" (3.33 x 3.46)

Reception room 10'6" x 9'6" (3.21 x 2.92)

Kitchen 18'3" x 9'2" (5.57 x 2.80)

Lean to 13'5" x 5'4" (4.11 x 1.65)

Bedroom 11'4" x 12'11" (3.47 x 3.95)

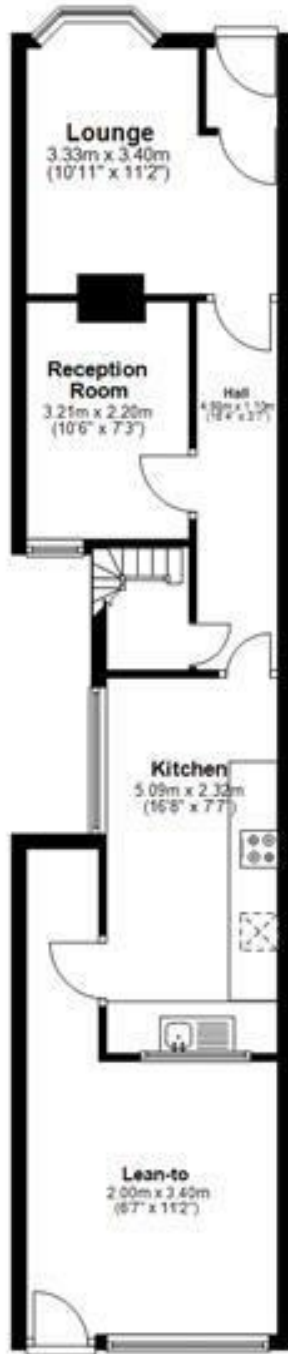
Bedroom 10'6" x 9'8" (3.21 x 2.95)

Bedroom 8'10" x 8'6" (2.71 x 2.60)

Bathroom 9'1" x 5'6" (2.78 x 1.68)

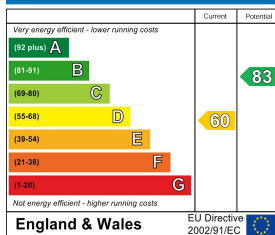
### Ground Floor

Approx. 53.6 sq metres (576.7 sq. feet)



Total area: approx. 91.8 sq. metres (988.1 sq. feet)

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating

