



**£310,000**  
**5 Frensham Road**  
Southsea, PO4 8AD

**THREE BEDROOM HOME WITH LOVELY KITCHEN!** This bay and forecourt home can be found along the tree-lined, highly popular residential location of Frensham Road, Southsea. The home is offered to the market in a lovely condition and provides spacious living accommodation on the ground floor with a 23ft lounge/dining room, downstairs cloakroom and a contemporary fitted kitchen, which leads out seamlessly to the low maintenance garden with raised seating area. The first floor comprises three generously sized bedrooms with the addition of the family bathroom suite. Located just moments from local shops, cafes, and excellent schools, this home is perfectly positioned to enjoy all that Southsea has to offer. Gas central heating and double glazing complete the appeal. We advise an internal viewing at your earliest opportunity.





**FORECOURT** Double glazed door to:-

**HALLWAY** Stairs to first floor landing, radiator, door to:-

**LOUNGE/DINER** 23' 7" x 10' 9" (7.19m x 3.30m) Double glazed bay window to front elevation, double glazed window to rear elevation, carpeted, storage cupboards.

**CLOAKROOM** Low level WC, tiled to principal areas, double glazed window to side elevation.

**KITCHEN** 12' 7" x 8' 8" (3.84m x 2.65m) 'Wren' fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, sink with mixer tap, integral dishwasher, spaces for washing machine and fridge/freezer, electric oven, gas hob, cupboard housing wall mounted boiler, tiled to principal areas and vinyl flooring, double doors to garden.

**FIRST FLOOR LANDING** Doors to all rooms, loft access.

**BEDROOM ONE** 11' 11" x 14' 2" (3.65m x 4.32m) Double glazed window to front elevation, carpeted, radiator.

**BEDROOM TWO** 9' 4" x 9' 10" (2.87m x 3.02m) Double glazed window to rear elevation, carpeted, radiator.

**BEDROOM THREE** 8' 10" x 8' 4" (2.71m x 2.55m) Double glazed window to rear elevation, carpeted, radiator.

**BATHROOM** 6' 6" x 5' 5" (1.99m x 1.67m) Panel enclosed bath with shower attachment, low level WC, pedestal mounted wash basin, tiled to principal areas and tiled flooring, double glazed window to side elevation.

**GARDEN** Laid to paving with shrub borders, raised area with wooden canopy, enclosed by brick walls.





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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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