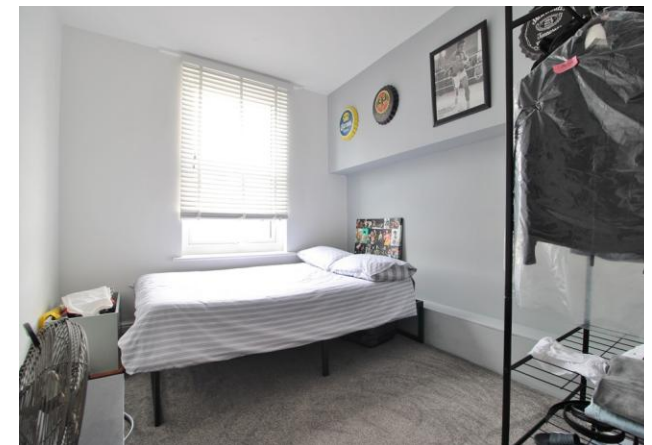


**£235,000**  
**203a Francis Avenue**  
Southsea, PO4 0AH



LOVELY TWO BEDROOM HOME WITH UPSTAIRS BATHROOM! A truly unique home, set within the heart of Southsea. Francis Avenue is well positioned with access to Fratton Train Station, Albert Road and The Pompey shopping area. This home is offered in immaculate condition and benefits from an entrance forecourt, two spacious reception rooms, fitted kitchen and downstairs cloakroom to the ground floor. The first floor offers a family bathroom suite and two double bedrooms with the master having an en-suite WC. Gas central heating, double glazing and a low maintenance, westerly aspect garden completes the appeal here for this lovely home. To fully appreciate the size and accommodation on offer, please call at your earliest convenience.





**FORECOURT** Enclosed by brick walls and metal railings, tiled flooring, composite front door to:-

**RECEPTION ROOM** 16' 2" x 7' 8" at widest point (4.95m x 2.36m) Double glazed window to front elevation, cupboard housing utility meters, radiator, wood effect vinyl flooring, door to:-

**LOUNGE/DINER** 25' 8" x 8' 9" at widest point (7.84m x 2.69m) Double glazed window to rear elevation, two modern vertical radiators, stairs to first floor landing, under stairs storage, period built-in storage cupboard, wood effect vinyl flooring, door to kitchen.

**KITCHEN** 10' 6" x 6' 2" at widest point (3.22m x 1.88m) Fitted kitchen comprising a range of white high gloss wall and base level units incorporating square edge work surfaces, sink and drainer unit with mixer tap, built-in electric oven, induction hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, wood effect vinyl flooring, double glazed window to side elevation, double glazed door to garden, door to WC.

**WC** Obscure double glazed window to rear elevation, low level WC, wall mounted electric heater.

**FIRST FLOOR LANDING** Doors to all rooms, carpeted.

**BEDROOM ONE** 14' 4" x 8' 11" at widest point (4.38m x 2.72m) Double glazed window to rear elevation, radiator, carpeted, door to:-

**EN-SUITE WC** Vanity unit housing WC and wash basin with mixer tap, tiled to principal areas and wood effect vinyl flooring, extractor fan.

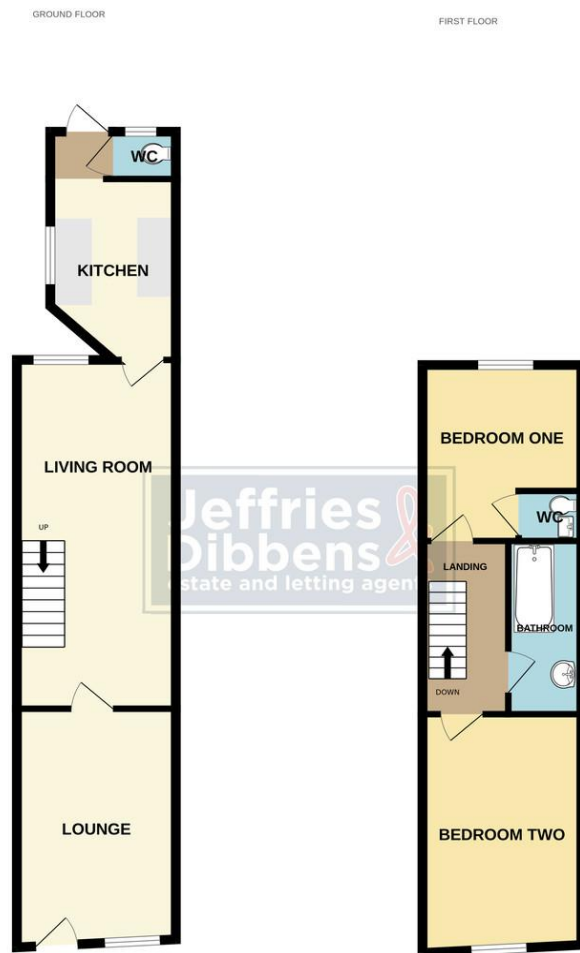
**BEDROOM TWO** 15' 1" x 7' 8" at widest point (4.60m x 2.35m) Double glazed to front elevation, radiator, carpeted.

**BATHROOM** 11' 5" at widest point x 3' 6" at widest point (3.49m x 1.07m) Panel enclosed bath with mixer/shower tap, pedestal mounted wash basin with mixer tap, tiled to principal areas and wood effect vinyl flooring, radiator, loft access, obscure borrowed light window to landing.

**GARDEN** 16' 0" x 10' 0" (4.88m x 3.06m) Westerly facing aspect, laid to paving, enclosed by brick walls.







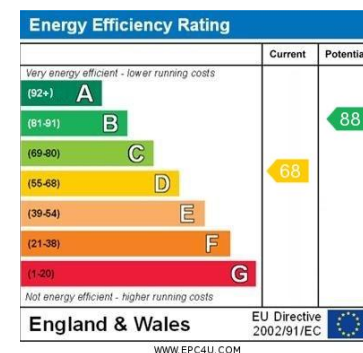
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix (2022)

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only



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

**Jeffries  
& Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
1 Marmion Road, Southsea,  
Hampshire, PO5 2DT

**CONTACT**  
023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk