



**Fratton Road, Portsmouth PO1 5ET**

**welcome to**

## **Fratton Road, Portsmouth**

- Ground floor
- Chain Free
- Fantastic transport links
- One Bedroom
- Fantastic investment or first time purchase

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 800.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£105,000**

### **Entrance Porch**

Via Communal door.

### **Entrance Hall**

Leading straight into the lounge.

### **Lounge**

13' 11" x 11' 5" ( 4.24m x 3.48m )  
Double glazed window to side elevation and radiators.

### **Kitchen**

6' 9" x 5' 6" ( 2.06m x 1.68m )  
Vinyl flooring, stainless steel sink drainer, electric hob, double glazed window to rear and space for appliances.

### **Bedroom One**

14' 6" x 6' 6" ( 4.42m x 1.98m )  
Double glazed window to side, laminate flooring and radiator.

### **Bathroom**

Bath with overhead shower, W/C, wash hand basin, heated towel rail, vinyl flooring and door leading to garden.

### **Garden**

Rear enclosed, paved and shrubs.



**view this property online** [fox-and-sons.co.uk/Property/POR110625](http://fox-and-sons.co.uk/Property/POR110625)



#### **Property Ref:**

POR110625 - 0007

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