

# INGLIS ROAD

SOUTHSEA | HAMPSHIRE | PO5 1PB



£425,000

Freehold

- Charming Three Bedroom Victorian House
- Highly Requested Conservation Area
- Two Reception Rooms
- Impressive 22'4 Kitchen/Breakfast Room
- Recently Renovated High Specification Bathroom
- Gas Fired Central heating & Double Glazing
- Walled 'Cottage' Garden with Large Decked Area
- Almost 1,300 sq. ft (119 sq. m) Floor Area



## In Brief

Fry & Kent has pleasure in marketing for sale this late Victorian family home located within the Campbell Road Conservation Area just north of the popular Albert Road district of Southsea known for its eclectic selection of shops, restaurants, bars and cafes. Retaining many of its original features and spanning almost 1,300 sq. ft (119 sq.m) of accommodation, this delightful house includes; living room, separate dining room, 22'4 fitted kitchen/breakfast room with integrated appliances, cellar, three bedrooms and large family bathroom together with gas fired central heating and double glazing (mostly sash windows). Externally, there is small forecourt and pathway leading up to the main entrance porch and a wall enclosed 'cottage' garden to the rear with timber decking. Viewing is strongly recommended.

£425,000

## KEY FACTS

TENURE: Freehold

EPC RATING: E

COUNCIL TAX BAND: B



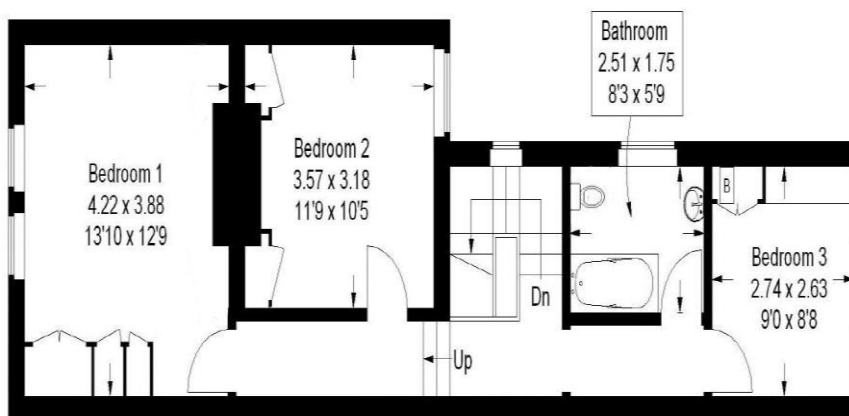
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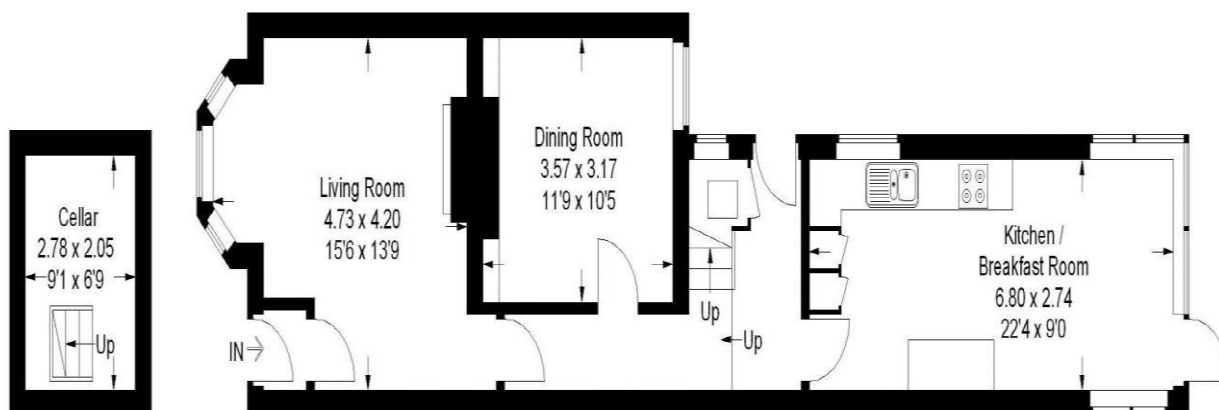


## Inglis Road, Southsea

Approximate Gross Internal Area  
 119.4 sq m / 1285 sq ft  
 Outbuilding = 6.0 sq m / 65 sq ft  
 Total = 125.4 sq m / 1350 sq ft



First Floor



Lower Ground Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID342911)

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 Sales & Lettings  
 7/9 Stanley Street,  
 Southsea, PO5 2DS  
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Old Portsmouth & Gunwharf Quays  
 Sales & Lettings  
 The Seagull, 13 Broad Street,  
 Old Portsmouth, PO1 2JD  
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Drayton & Out of Town  
 Sales & Lettings  
 139 Havant Road,  
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London  
 Sales & Lettings  
 Mayfair Office, Cashel House,  
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[www.fryandkent.com](http://www.fryandkent.com)



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