

# SOUTH NORMANDY

OLD PORTSMOUTH | HAMPSHIRE | PO1 2ES



£399,995

Freehold

- Three Bedroomed Family Home
- Lounge With Feature Fireplace
- Open Plan Kitchen/Dining Room
- Conservatory With Downstairs Cloakroom
- South West Facing Rear Garden
- Garage in Nearby Block
- Offered with No Forward Chain
- Viewing Highly Recommended





## In Brief

We are pleased to offer for sale this circa 1970's built terraced house situated in a courtyard setting within the requested CONSERVATION city of Old Portsmouth just a short walk from the HOTWALLS foreshore, Spice Island and the popular Gunwharf Quays leisure complex.

The property is also conveniently close to Portsmouth Grammar School, the Cathedral, Main line railway service to London (Waterloo), ferry service to the Isle of Wight, historic dockyard and the many cafes, bars and restaurants associated with this FASHIONABLE area.

Internally, the accommodation is presented in excellent order and comprises entrance porch, living room, kitchen/dining room, cloakroom and conservatory. The first floor provides three good sized bedrooms and a family bathroom.

Externally there is an enclosed rear garden with rear pedestrian access and provides access to the garage.

£399,995

## KEY FACTS

TENURE: Freehold

COUNCIL TAX BAND: 'E'

EPC RATING: 'TBC'

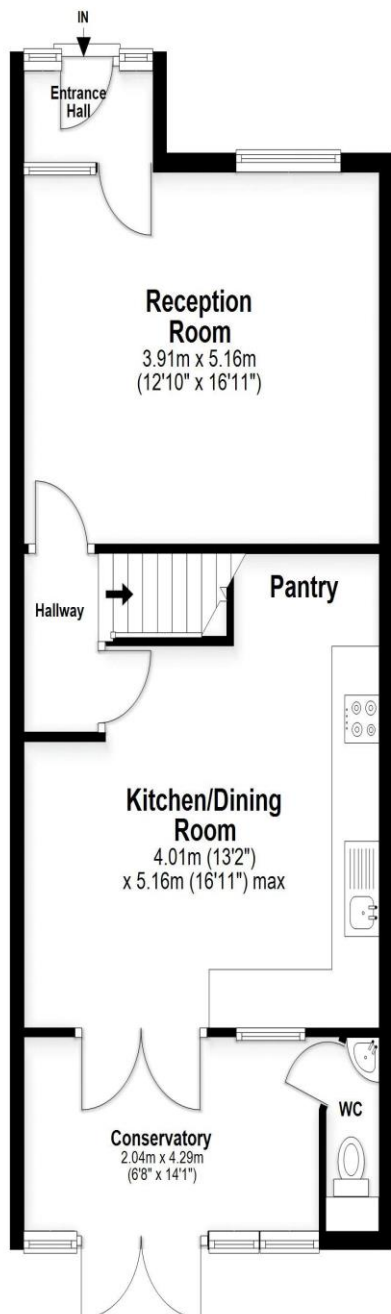


# SOUTH NORMANDY

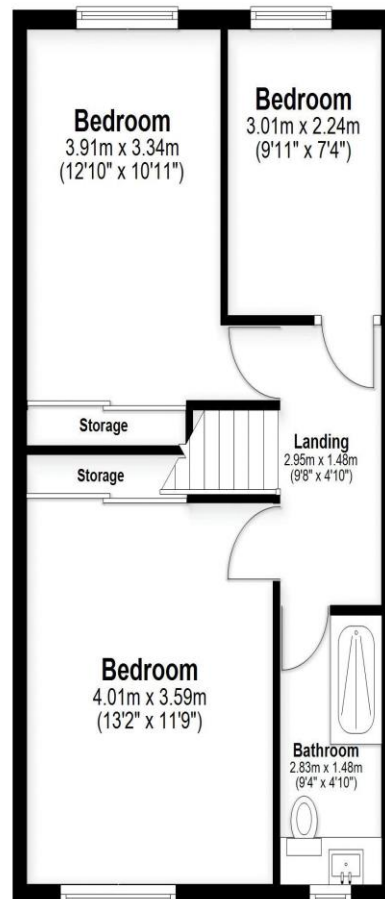
OLD PORTSMOUTH | HAMPSHIRE | PO1 2ES



## Ground Floor



## First Floor



**Southsea**  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

**Old Portsmouth & Gunwharf Quays**  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

**Drayton & Out of Town**  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

**London**  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

**Southsea**  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)