

£220,000

203a Francis Avenue

Southsea, PO4 0AH

BEAUTIFULLY PRESENTED TWO-BEDROOM HOME WITH UPSTAIRS BATHROOM! An attractive and unique home, ideally situated in the heart of Southsea. Francis Avenue enjoys a convenient location, within easy reach of Fratton Train Station, Albert Road and The Pompey shopping area. Presented in immaculate condition, the property boasts an entrance forecourt, two generous reception rooms, fitted kitchen and downstairs cloakroom. Upstairs, you will find two spacious double bedrooms, with the master benefiting from an en-suite WC, alongside a family bathroom suite. Further benefits include gas central heating, double glazing and a low-maintenance, westerly-facing rear garden. An ideal home that must be viewed to fully appreciate the space and accommodation on offer. Call today to arrange your viewing!

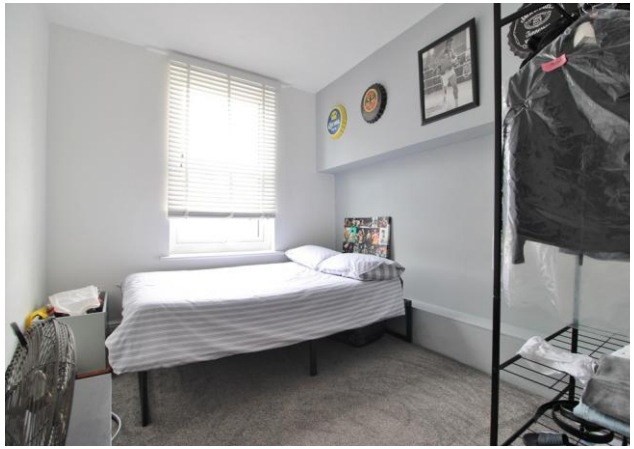
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FORECOURT Enclosed by brick walls and metal railings, tiled flooring, composite front door to:-

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.

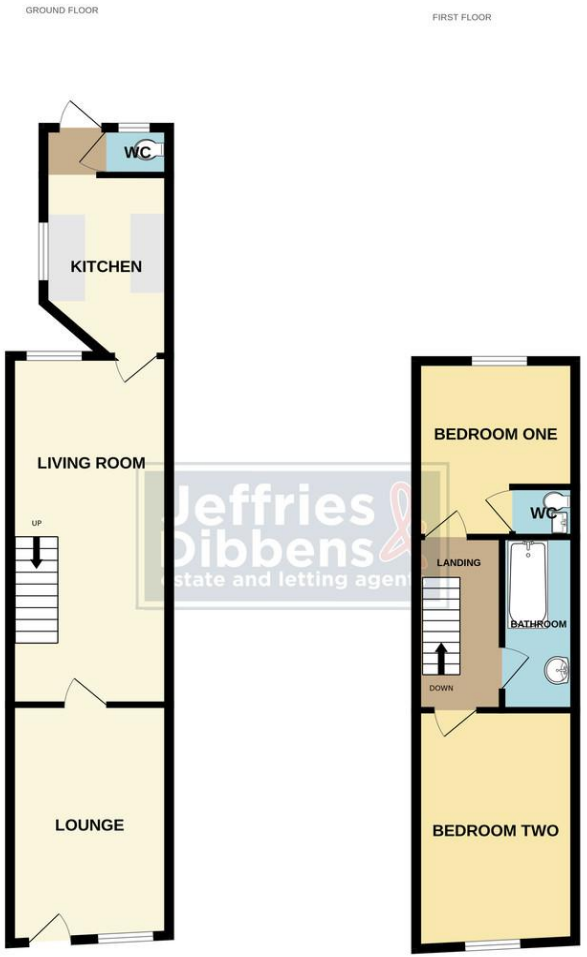
BEDROOM ONE 14' 4" x 8' 11" at widest point (4.38m x 2.72m) Double glazed window to rear elevation, radiator, carpeted, door to:-

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.



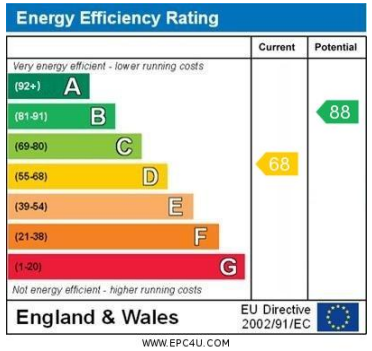
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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