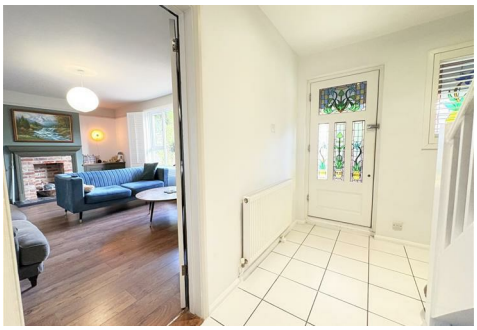
NESBITT & SONS
ESTATE AGENTS









18 Abbeydore Road, Portsmouth, PO6 4AH

Offers in excess of £325,000

Situated on Abbeydore Road in the vibrant city of Portsmouth, this beautiful end-of-terrace family home is a true gem, offered with no forward chain. With four spacious bedrooms and two inviting reception rooms, this property provides ample space for family living and entertaining.

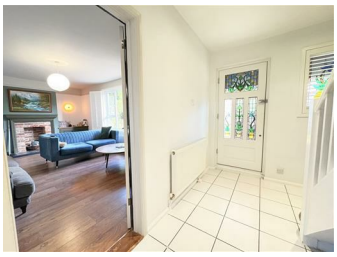
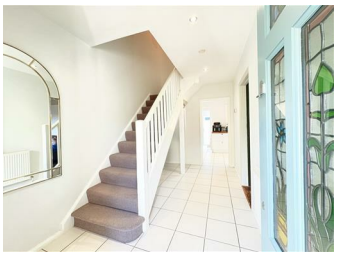
The heart of the home is a modern open-plan kitchen diner, designed for both functionality and style. This delightful space features double doors that open onto a newly landscaped enclosed garden, perfect for enjoying sunny days and outdoor gatherings. The garden offers a private retreat, ideal for children to play or for hosting summer barbecues.

The property boasts a stunning family shower room, which has been tastefully designed to provide a relaxing atmosphere. Throughout the home, you will find it immaculately presented, showcasing a blend of contemporary finishes and classic charm.

Conveniently located, this residence is in close proximity to QA Hospital and a variety of local amenities, making it an ideal choice for families and professionals alike. With its attractive features and prime location, this end-of-terrace house is a wonderful opportunity for those seeking a comfortable and stylish home in Portsmouth. Don't miss the chance to make this property your own.

Porch

Entrance Hallway 13'4 x 7'1 (4.06m x 2.16m)

Living Room 18'11 x 11'2 (5.77m x 3.40m)





Kitchen 14'7 x 9'11 (4.45m x 3.02m)

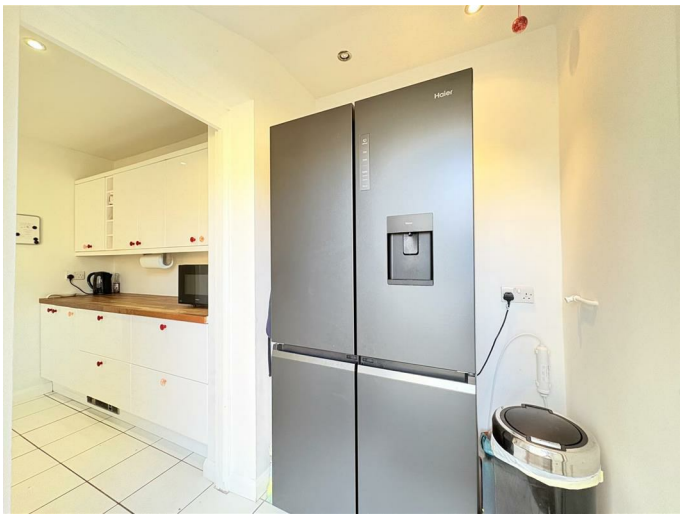




Dining Room 11'4 x 9'11 (3.45m x 3.02m)




Utility Room 5'11 x 4'9 (1.80m x 1.45m)



Downstairs WC 5'11 x 4'5 (1.80m x 1.35m)



Landing

Bedroom One 11'11 x 10'0 (3.63m x 3.05m)

Bedroom Two 10'0 x 9'3 (3.05m x 2.82m)

Bedroom Three 11'6 x 8'8 (3.51m x 2.64m)

Bedroom Four 8'1 x 7'10 (2.46m x 2.39m)

Bathroom 7'8 x 7'2 (2.34m x 2.18m)



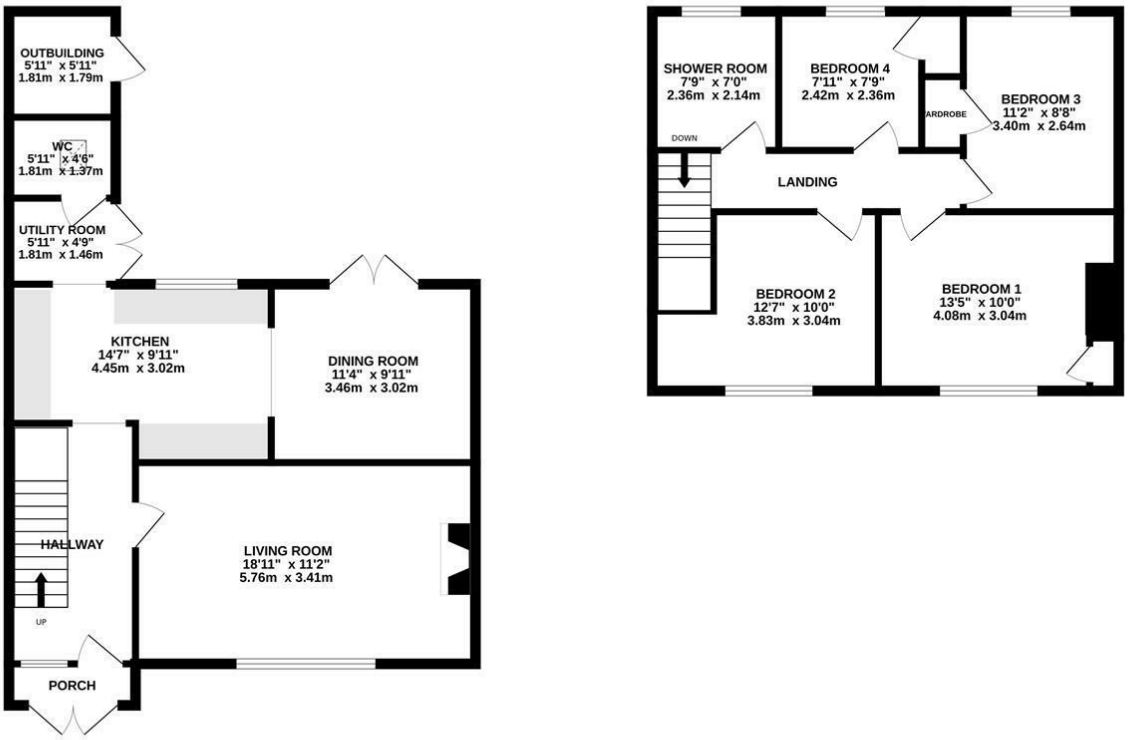

Outside

Garden

Floor Plan

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.

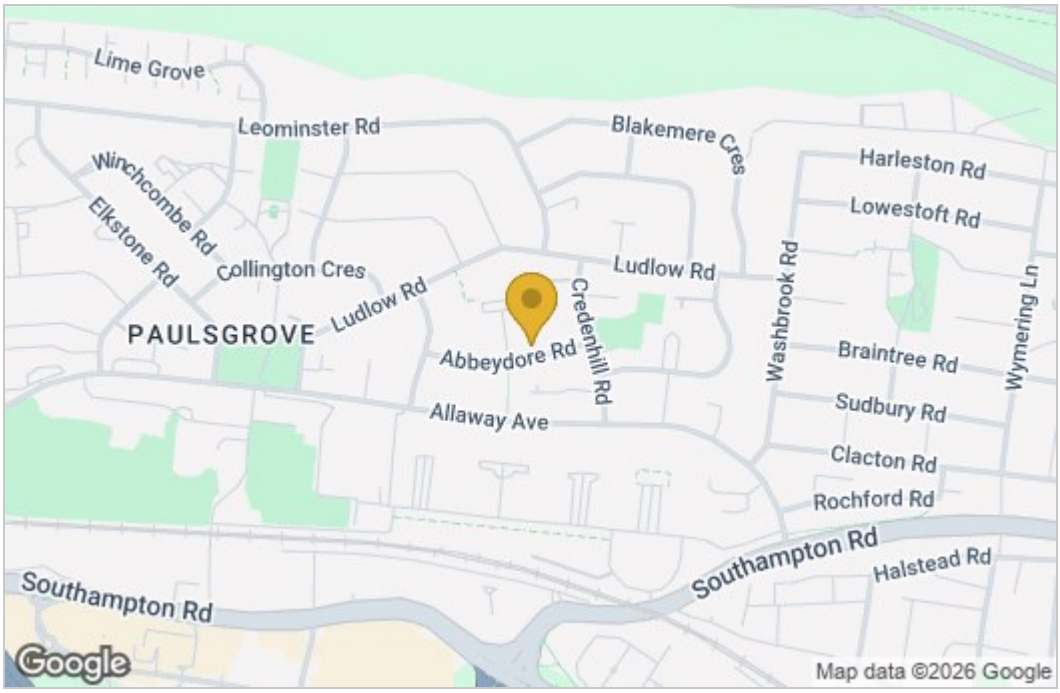


4 BEDROOM EOT

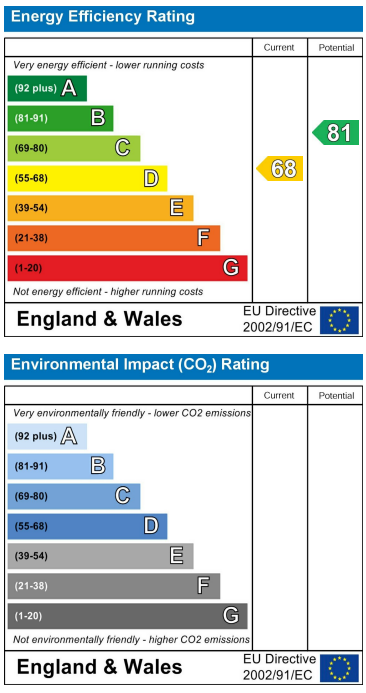
TOTAL FLOOR AREA : 1189 sq.ft. (110.4 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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