

EMPSHOTT ROAD

SOUTHSEA | HAMPSHIRE | PO4 8BY



OFFERS IN EXCESS OF £260,000

Freehold

- Traditional Victorian Family Home
- Close to Local Schools and Transport Links
- Two Reception Rooms, First Floor Bathroom
- Low Maintenance, Garden with Decked Area
- Three Good Sized Bedrooms
- Spacious Kitchen
- Offered with No Forward Chain
- Viewing Advised!



fry&kent



In Brief

We are delighted to offer for sale this three bedroom terraced family house with bay and forecourt situated on Empshott Road, a popular residential location in Southsea with easy access to transport links in and out of the city.

Internally the accommodation comprises an entrance hallway, living room with bay window and fireplace, fitted kitchen, dining room leading to low maintenance rear garden with decked BBQ area, first floor landing, two double bedrooms, good size single bedroom and white family bathroom suite.

This home benefits from having gas central heating and double glazing throughout.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries.

Offers in Excess of £260,000

KEY FACTS

TENURE: Freehold

COUNCIL TAX BAND: 'B'

EPC RATING: 'C'



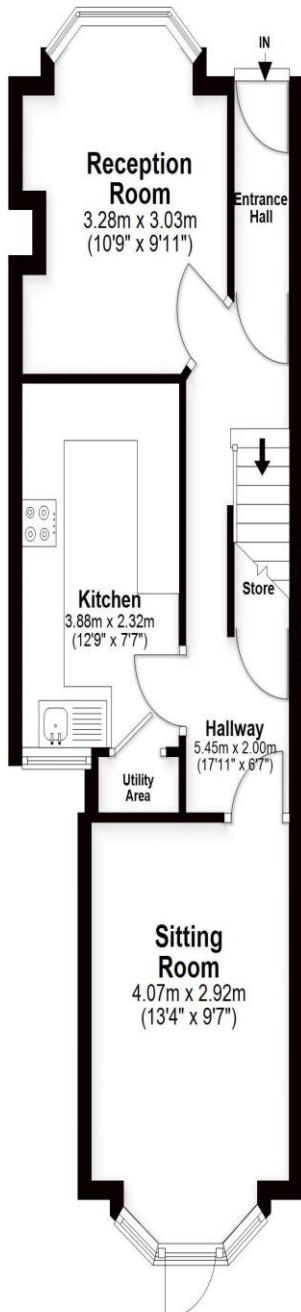
EMPSHOTT ROAD
SOUTHSEA | HAMPSHIRE | PO4 8BY





fry&kent
the property people

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



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

