**8 Penny Street**
**Old Portsmouth, PO1 2NH**
**Offers Over £350,000**

cosgroves
Sales, Rentals and Block Management

# 8 Penny Street, Old Portsmouth, PO1 2NH

GUIDE PRICE £350,,000-£365,000. 3 BEDROOM FAMILY HOME WITH WESTERLY FACING GARDEN, GARAGE & LOCATED WITHIN THE SOUGHT AFTER & REQUESTED OLD PORTSMOUTH AREA. Conveniently placed just a short walk from Hot Walls & beach in Old Portsmouth, Portsmouth Camber, Portsmouth Cathedral, ferry port, The Hard Interchange Bus & Coach Station, Portsmouth Harbour Train Station and Gunwharf Quays Leisure & Shopping Complex. The recently re-decorated accommodation comprises 3 bedrooms, entrance hall, lounge/dining room, fitted kitchen, ground floor cloakroom, first floor shower room. Other benefits include double glazing, gas central heating and rear pedestrian access. The property can be offered with no chain and has been priced to allow for some updating to the kitchen and other areas.

## Entrance Hall
Double glazed front door leading to hall, radiator, textured ceiling, radiator, gas meter cupboard, stairs to first floor with under stairs storage cupboard.

## Lounge/Dining Room
18'2 max x 13'6 max (5.54m max x 4.11m max)
Double glazed window to rear overlooking garden, double glazed doors leading to garden, two radiators, textured ceiling.

## Kitchen
8'1 x 8'2 (2.46m x 2.49m)
Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, electric cooker, plumbing for washing machine, space for fridge/freezer, part tiled walls, double glazed window to front, serving hatch, wall mounted Vaillant gas boiler.

## Cloakroom
5'5 x 2'4 (1.65m x 0.71m)
WC, wash hand basin with tiled splashback, radiator, extractor.

## First Floor Landing
Hatch to loft, storage cupboard, radiator.

## Bedroom 1
14' x 7'9 (4.27m x 2.36m)
Double glazed window to rear, built in wardrobe, radiator, textured ceiling.

## Bedroom 2
10'7 x 7'9 (3.23m x 2.36m)
Double glazed window to front, built in wardrobe, radiator, textured ceiling.

## Bedroom 3
11'1 x 5'5 (3.38m x 1.65m)
Double glazed window to rear, radiator, textured ceiling.

## Shower Room
6' x 5'9 (1.83m x 1.75m)
Suite comprising shower cubicle, wash hand basin with tiled splashback, WC, double glazed window to front, chrome ladder radiator, textured ceiling.

## Garden
Westerly facing garden with fenced boundaries, patio, gate to rear offering pedestrian access.

## Garage
Located in a very nearby block in Halfpenny Lane.

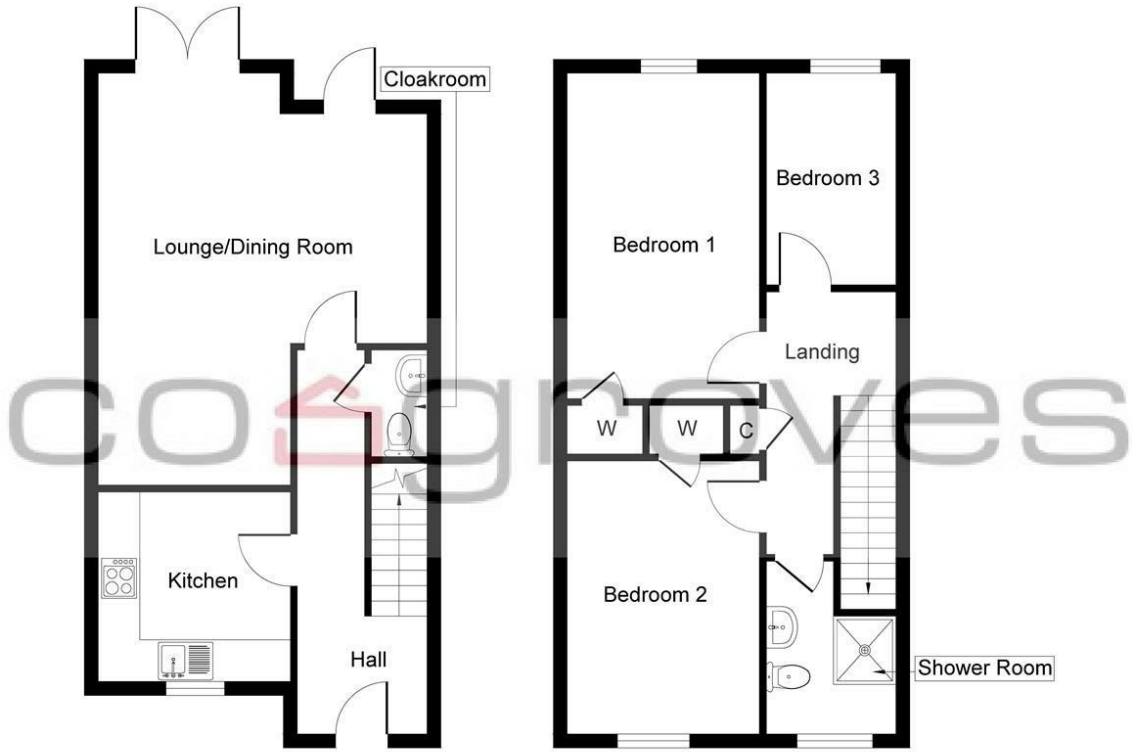
## Additional Information
Tenure - Freehold

Council Tax - Band D

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.




**Ground Floor** **First Floor**

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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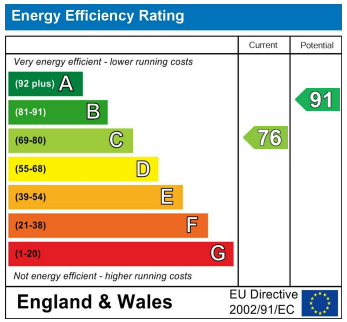


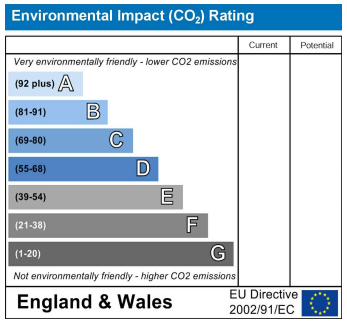


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