

# BOULTON ROAD

SOUTHSEA | HAMPSHIRE | PO5 1NS



£325,000

Freehold

- Stunning Four Bedroom Family Home
- Within Walking Distance of Local Amenities
- A Popular Residential Location within Central Southsea
- West Facing Rear Garden
- Beautifully Presented Throughout
- Gas Central Heating
- Modern Fitted Bathroom Suite
- Double Glazing Throughout



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## In Brief

Fry and Kent are delighted to be instructed to market this beautifully presented **FOUR BEDROOM** end of terrace **FAMILY HOME**, located within Central Southsea.

Boulton Road is a popular residential location and is located within walking distance of local amenities and restaurants, which can be found on Albert Road and Palmerston Road.

The ground floor accommodation comprises; Spacious Sitting/ Dining Room, a Modern Fitted Kitchen with Integrated Appliances, Downstairs W.C, Utility Room and door to the West Facing Courtyard Style Garden. The first floor accommodation comprises; Two Good Sized Double Bedrooms, Two Single Bedrooms, and a Modern Fitted Three-Piece Bathroom Suite.

The property further benefits from Gas Central Heating and Double Glazing throughout.

Discerning purchasers are strongly encouraged to put forward the earliest of enquiries to avoid disappointment.

**£325,000**

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'D'

**COUNCIL TAX BAND:** 'B'







**fry&kent**  
the property people

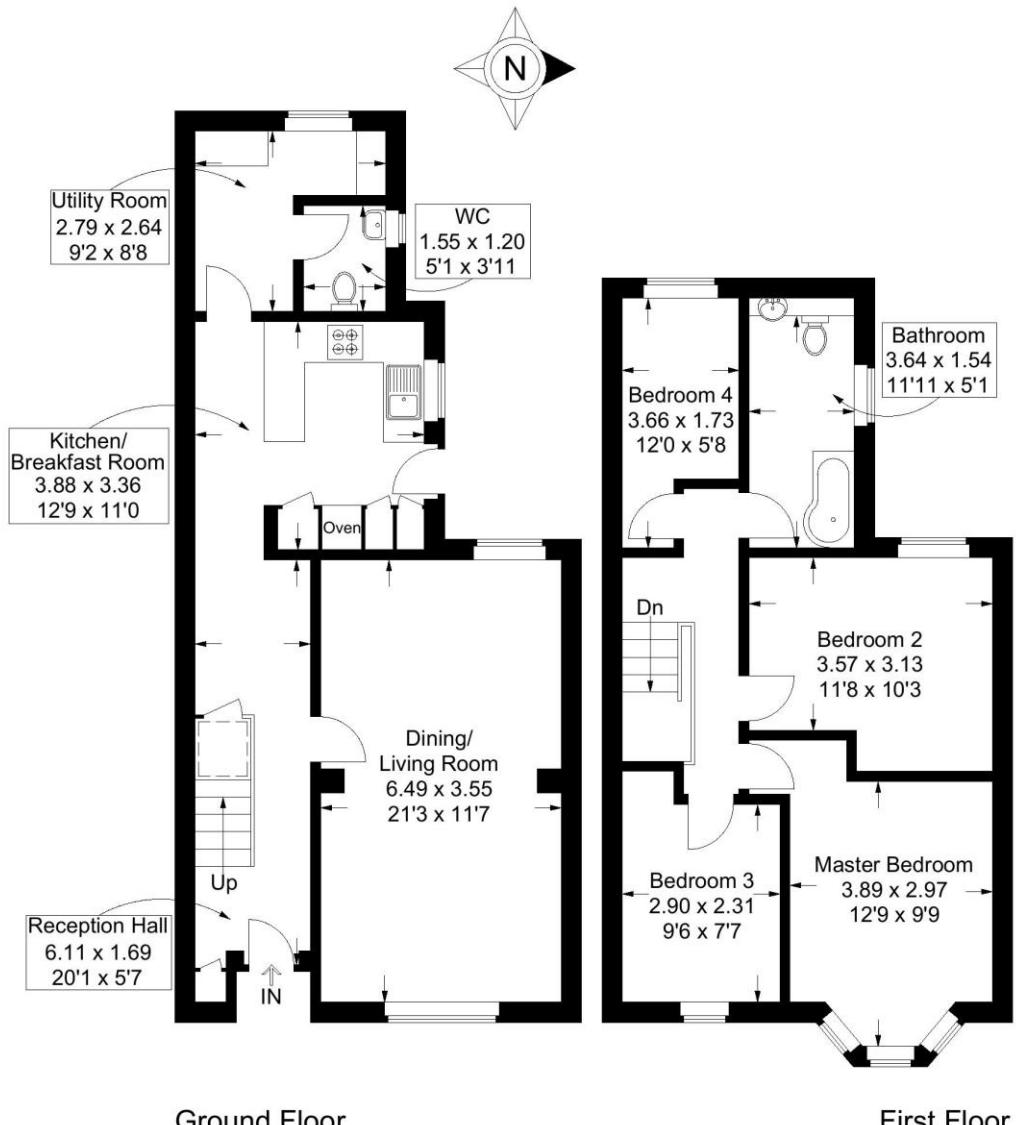
## Boulton Road, Southsea

Approximate Gross Internal Area = 102.7 sq m / 1106 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 103.3 sq m / 1112 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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