

# ST. AUGUSTINE ROAD

SOUTHSEA | HAMPSHIRE | PO4 9AA



£340,000  
Freehold

- Traditional Bay and Forecourt Home
- Located within Central Southsea
- Spacious Kitchen with Integrated Appliances
- West Facing Rear Garden
- Three Bedrooms Plus Loft Room
- Gas Central Heating : Double Glazing
- Offered with No Forward Chain
- Viewing Advised!

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## In Brief

We are pleased to present this spacious three bedroom family home with additional loft room, which is being sold with no forward chain.

The property is conveniently positioned within walking distance of Albert Road, Southsea Seafront and Pamerston Road, where local amenities can be found.

The internal accommodation comprises, Sitting Room, Dining Room, Spacious Kitchen with Integrated appliances with doors to the west facing rear garden. The first floor accommodation consists of three good sized bedrooms and a family bathroom, with the loft room located on the second floor.

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

Discerning purchasers are highly encouraged to make the earliest of enquiries to avoid disappointment.

£340,000

## KEY FACTS

TENURE: Freehold

EPC RATING: 'TBC'

COUNCIL TAX BAND: 'B'





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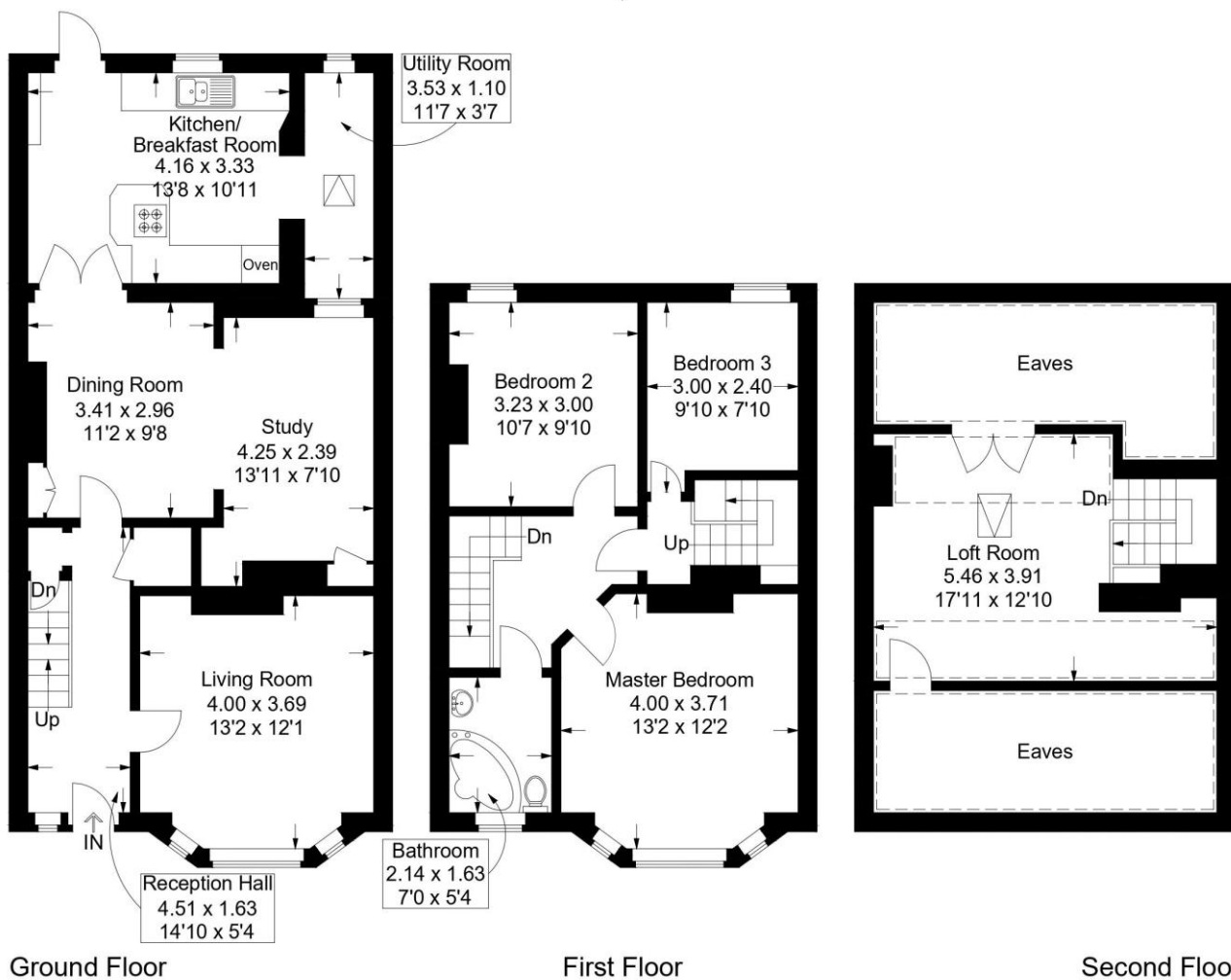
## St Augustine Road, Southsea

Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 28.7 sq m / 309 sq ft

Total = 156.2 sq m / 1681 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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