

FAWCETT ROAD

SOUTHSEA | HAMPSHIRE | PO4 0LG



£385,000
Freehold

- Fabulous Single Bay & Forecourt House
- Excellent Location just off Albert Road
- Stunning Interior with Host of Features
- Three Double Bedrooms : Luxury Bathroom
- Beautifully Fitted Kitchen/Dining Room
- Two Reception Rooms : Groundfloor Cloakroom
- Gas Central heating & Double Glazing
- Westerly Facing Landscaped Garden





In Brief

We have pleasure in marketing for sale this simply **STUNNING** single bay & forecourt house situated in a requested location just off the **FASHIONABLE** Albert Road district of Southsea close to local schooling, shopping and the many bars, cafes and restaurants.

Having been **PROFESSIONALLY** refurbished throughout within the last 12 months, you will be virtually walking into a brand new home featuring a **QUALITY** fitted kitchen complete with integrated appliances and openway to a separate dining area overlooking the westerly facing **LANDSCAPED** garden. There are two further reception rooms and cloakroom on the ground floor which also features **OAK** flooring to the principle rooms while a central return staircase leads to three double bedrooms all with brand new fitted carpets and a **LUXURY** bathroom with separate rain shower.

The property also benefits from gas central heating and double glazing throughout. We strongly recommend an early viewing to avoid disappointment.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'B'



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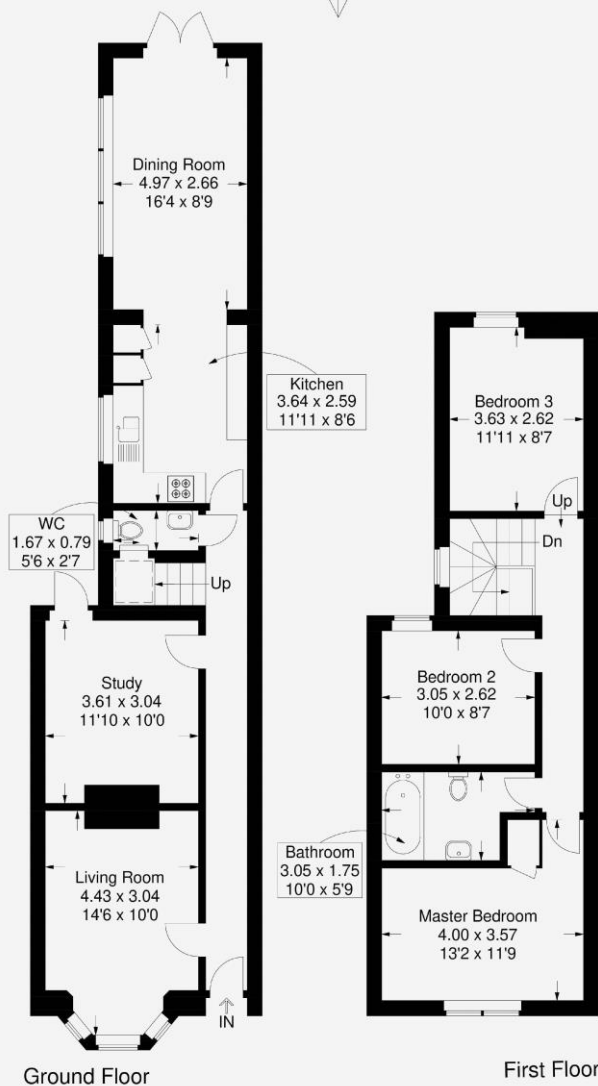
Fawcett Road, Southsea

Approximate Gross Internal Area = 105.2 sq m / 1133 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 105.8 sq m / 1139 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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