

# WOODMANCOTE ROAD

SOUTHSEA | HAMPSHIRE | PO4 8DD



£270,000

Freehold

- Immaculately Presented Southsea Home
- Walking Distance of Shops and Bransbury Park
- Two Double Bedrooms : Forecourt
- Modern Fitted Kitchen
- Low Maintenance Rear Garden
- Gas Central Heating : Double Glazing Throughout
- Downstairs Bathroom
- Offered with No Forward Chain



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## In Brief

We are delighted to market this immaculately presented two bedroom Southsea home with no forward chain. The property is conveniently located within walking distance of local amenities and restaurants, which can be found on Winter Road and Eastney Road, whilst benefiting from being located close to Bransbury Park.

The ground floor accommodation comprises, Sitting Room, Dining Room, modern fitted Kitchen with integrated appliances, and a downstairs Bathroom. The first floor accommodation comprises, two double bedrooms with built in storage.

The rear garden is fence enclosed, laid to paving and enjoying a northerly aspect. The property further benefits from a forecourt, and gas central heating throughout.

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

**£270,000**

## KEY FACTS

EPC RATING: 'C'

COUNCIL TAX BAND: 'B'



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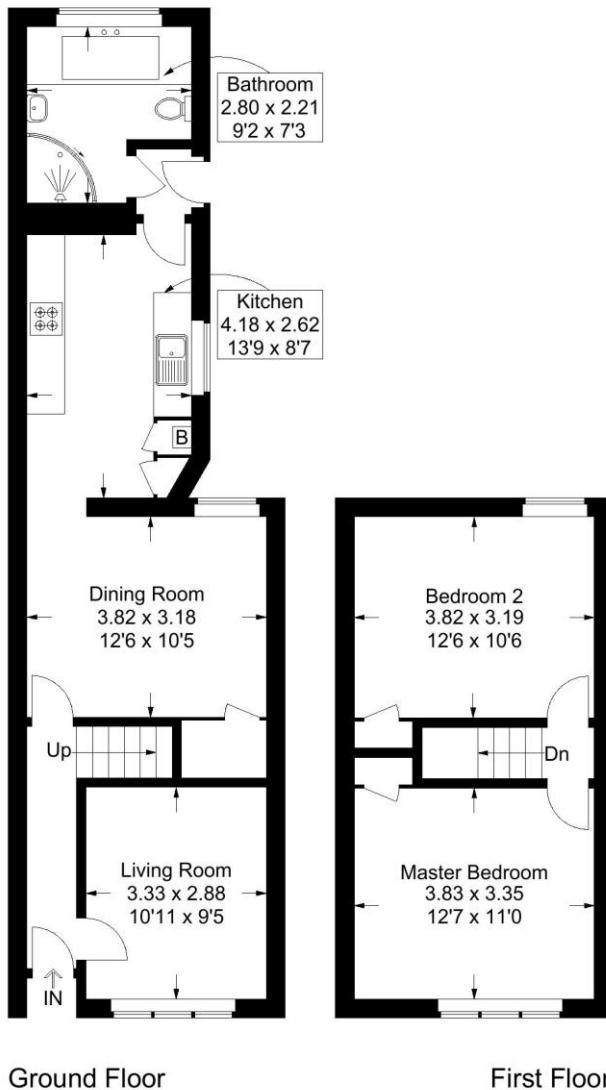




fry&kent  
the property people

## Woodmancote Road, Southsea

Approximate Gross Internal Area = 78.4 sq m / 844 sq ft



Ground Floor

First Floor

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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