



**Francis Avenue  
Southsea PO4 0AJ**



- Entrance lobby
- Front aspect lounge
- Ground floor shower room
- Kitchen/dining room
- Three bedrooms
- Upstairs bathroom suite
- Enclosed rear garden
- Gas central heating (not tested due to gas turned off)
- Double glazing
- No forward chain

**Independent Estate Agents**

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**A three bedroom two reception room mid terrace single bay and forecourt house.**

## **ACCOMMODATION**

**ENTRANCE LOBBY** via part panelled part frosted double glazed front door, electric meter and fuses, frosted borrowed light from lounge.

**LOUNGE** 14ft 2 (4.32m) reducing to 9ft (2.73m) x 13ft (3.95m) reducing to 9ft 5 (2.87m) plus front aspect double glazed bay window, L-shaped room, brick fire surround, panelled radiator.

**INNER HALLWAY** stairs rising to first floor, panelled radiator, part panelled part single glazed door to side storage area with part panelled part frosted double glazed door to rear garden, understairs storage area, storage cupboards.

**SHOWER ROOM** 6ft 6 (1.99m) x 6ft 1 (1.86m) side aspect room via frosted double glazed window, corner shower area with shower mixer, pedestal wash hand basin with chrome taps, close coupled wc, panelled radiator.

**KITCHEN DINING ROOM** 18ft 10 (5.75m) x 9ft 10 (3.01m) plus deep entrance recess, dual side and rear aspect room, to the side double glazed window, to the rear double glazed French doors opening out onto rear garden, kitchen comprising wood grain effect units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome taps, marble effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for fridge, space for freezer, space for washing machine, built-in electric oven with four ring electric hob over, wall mounted boiler, panelled radiator.

**FIRST FLOOR LANDING** access to roof space, doors to all rooms.

**BEDROOM 1** 14ft 2 (4.32m) x 13ft (3.96m) front aspect room via double glazed window, built-in wardrobe, panelled radiator.

**BATHROOM** 6ft 3 (1.92m) x 5ft 4 (1.62m) rear aspect room via frosted double glazed window, panel enclosed bath, pedestal wash hand basin, close coupled wc, panelled radiator.

**BEDROOM 2** 12ft (3.67m) x 7ft (2.15m) side aspect room via double glazed window, panelled radiator.

**BEDROOM 3** 12ft 10 (3.91m) x 10ft (3.03m) rear aspect room via double glazed window, panelled radiator.

**GARDEN** to the front of the property there is a forecourt approach, to the rear of the property there is an enclosed garden approximately 35ft 6 (10.83m) in length, side storage area.

**AGENTS NOTES:** We are advised by the vendor that the gas to the property is turned off due to a possible leak.

**PARKING PERMIT ZONE -MB-** Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

**COUNCIL TAX – Portsmouth City Council – Band C - £1,844.85 (2024/2025)**

**FREEHOLD**

**BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link -** <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**





The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

