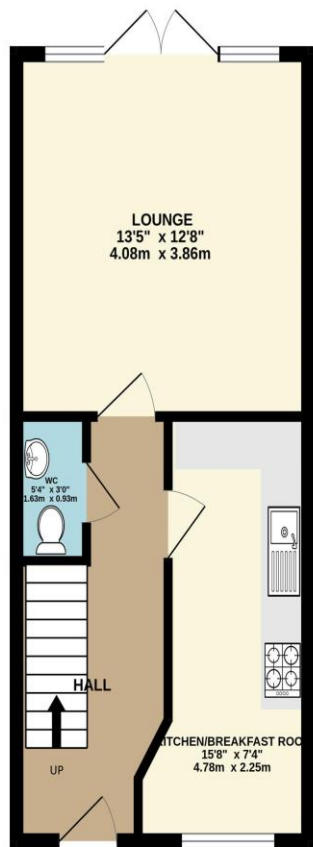
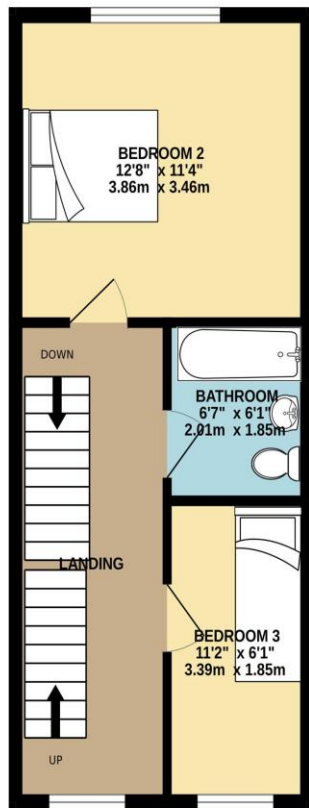




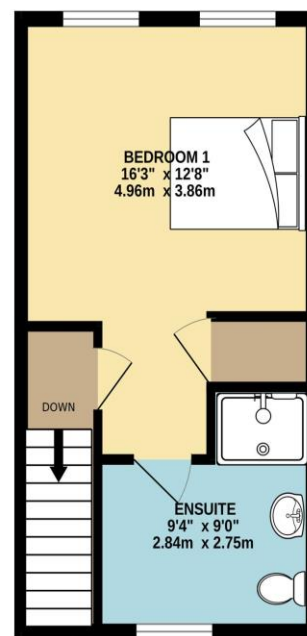
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Wainwright Estates

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Waterlooville, Hampshire PO7 7DT

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Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

13 Arras Road

Hilsea, Portsmouth PO3 5FY

Price: £310,000

DESCRIPTION

Wainwright Estates are pleased to offer to the sales market this extremely well presented, three bedroom, end of terrace town house situated in a popular Hilsea location, within easy access to the A27, M27 and beyond. The property was built in 2012 and internally, to the ground floor offers a modern fitted kitchen/breakfast room, separate lounge to the rear and a handy WC. To the first floor you will find two well proportioned bedrooms and a family bathroom. On the top floor there's a light and spacious bedroom with en-suite shower room. Outside you can enjoy the private rear garden and there's two allocated parking spaces. Additional benefits include double glazing and gas central heating. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

WC

KITCHEN/BREAKFAST ROOM: 15' 8" x 6' 1" (4.77m x 1.85m)

LOUNGE: 13' 5" x 12' 8" (4.09m x 3.86m)

FIRST FLOOR LANDING

BEDROOM 2: 12' 8" x 11' 4" (3.86m x 3.45m)

BEDROOM 3: 10' 9" x 6' 2" (3.27m x 1.88m)

BATHROOM: 6' 7" x 6' 2" (2.01m x 1.88m)

SECOND FLOOR



BEDROOM 1: 13' 7" x 12' 8" (4.14m x 3.86m)

EN-SUITE SHOWER ROOM: 9' 6" x 6' 4" (2.89m x 1.93m)

OUTSIDE

REAR GARDEN

TWO ALLOCATED PARKING SPACES

ANNUAL ESTATE FEE CHARGE

Approximately £395 per year.

USEFUL INFORMATION

Tenure: Freehold

Council Tax – Portsmouth City Council Band C

EPC Rating – B

