

# ASTON ROAD

SOUTHSEA | HAMPSHIRE | PO4 9BH



£340,000  
Freehold

- Superb Extended Terraced Family House
- Requested Location Close to Schools & Shops
- Impressive Open Plan Kitchen/Dining/Family Room
- Ground Floor Utility & Shower/Wet Room
- South Facing Living Room with Window Shutters
- Three Good Size bedrooms : Family Bathroom
- Gas Central heating & Double Glazing
- Lovely Landscaped Garden with Decked Patio



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## In Brief

Fry & Kent has pleasure in marketing for sale this superb **EXTENDED** double bay & forecourt terraced house situated in a **HIGHLY** requested road close to local shops, schools and bus services.

This perfect family home which now spans over 1,200 sq.ft (112.2 sq.m) features a full width rear extension constructed in 2014, providing an **IMPRESSIVE** open plan area comprising; dining room, fitted kitchen complete with Stoves cooker range, dishwasher and underfloor heating plus a useful family room with French doors leading onto the garden. There is also a **UTILITY** room and door to a ground floor cloak/shower room (also with underfloor heating) plus a southerly facing living room with feature fireplace and fitted window **SHUTTERS**.

On the first floor you will find three good size bedrooms and modern bathroom suite fitted in 2017. There is a useful **CELLAR** accessed from the entrance hall. Hosting a number of original features, the property also benefits from gas central heating and double glazing throughout.

Externally, the **LANDSCAPED** garden is mainly paved and includes a raised decked patio and shed.

£340,000

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'D'

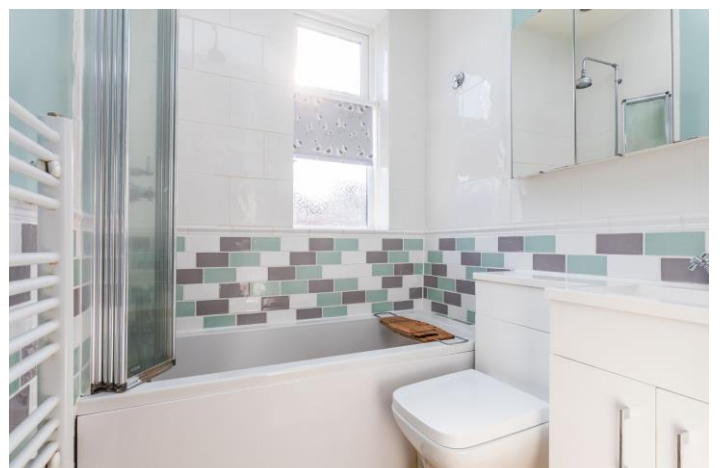
**COUNCIL TAX BAND:** 'C'





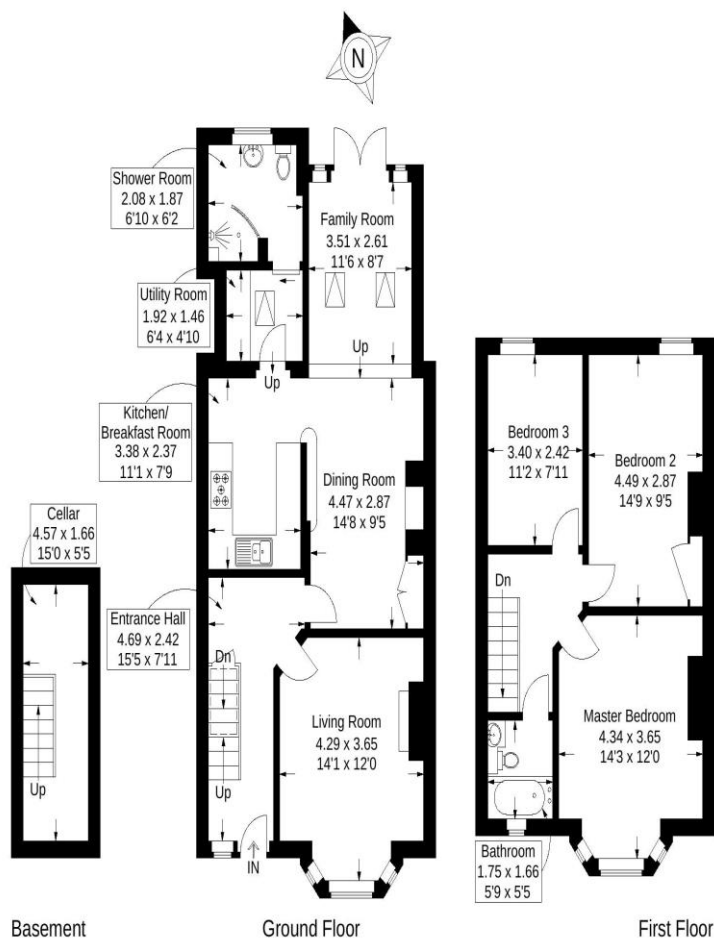
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## Aston Road, Southsea

Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 0.7 sq m / 7 sq ft  
Total = 120.3 sq m / 1295 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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