

TELEPHONE ROAD

SOUTHSEA | HAMPSHIRE | PO4 0AU



£275,000

Freehold

- ATTENTION ALL INVESTORS
- Company Let until March 2024 (Break Clause)
- Four Bedrooms (Letting Rooms)
- Communal Living Room
- Communal Kitchen/Dining Room
- Bathroom with Shower Cubicle : Separate W.C
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden with Outbuilding



In Brief

Fry & Kent has pleasure in marketing for sale this **INVESTMENT OPPORTUNITY** agreed on a managed company Let until March 2024 (Break Clause). Located within a short walk of Fratton railway station with services to London and other coastal towns, this **VICTORIAN** terraced house is also within easy reach of local shops and transport services to other parts of the city.

The ground floor comprises an entrance hall which opens out into the **COMMUNAL** living room, fourth bedroom and stairs off an inner lobby and doorway to the 12ft x 10ft kitchen/dining room and bathroom with separate shower cubicle. The first floor provides three further bedrooms and a separate w.c.

The property also benefits from gas central heating and double glazing as well as an enclosed garden with seating area and outbuilding to the rear and is Let for £12,600 per annum

£275,000

KEY FACTS

TENURE: Freehold

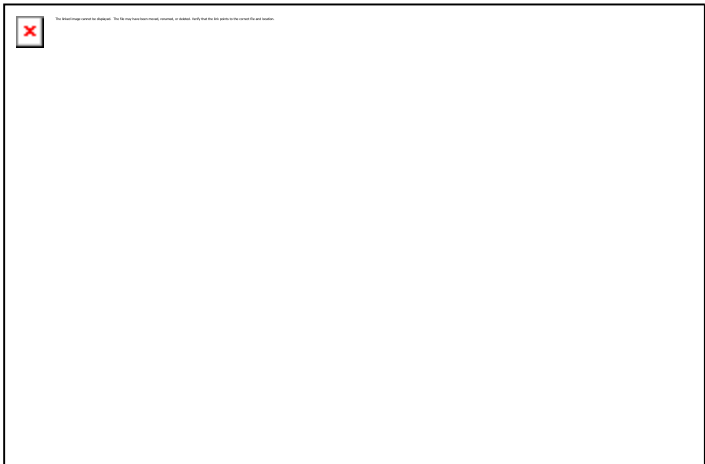
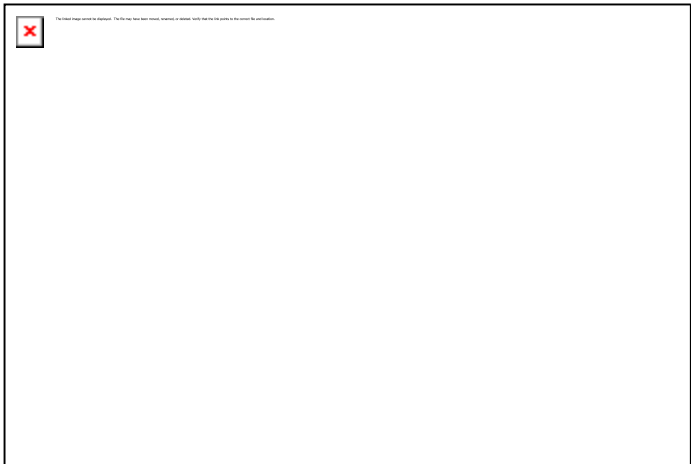
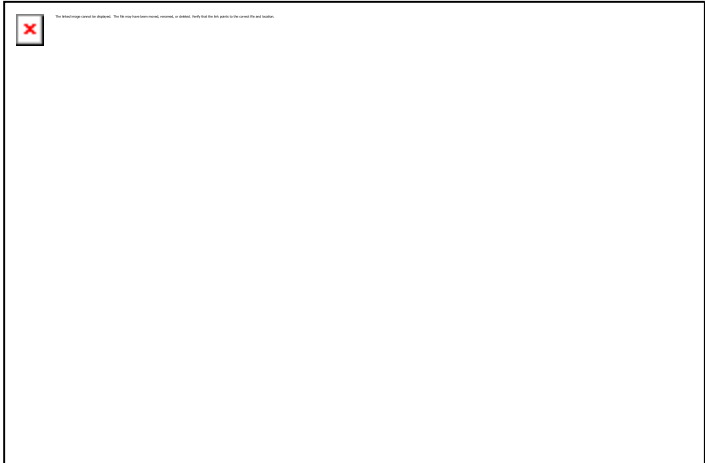
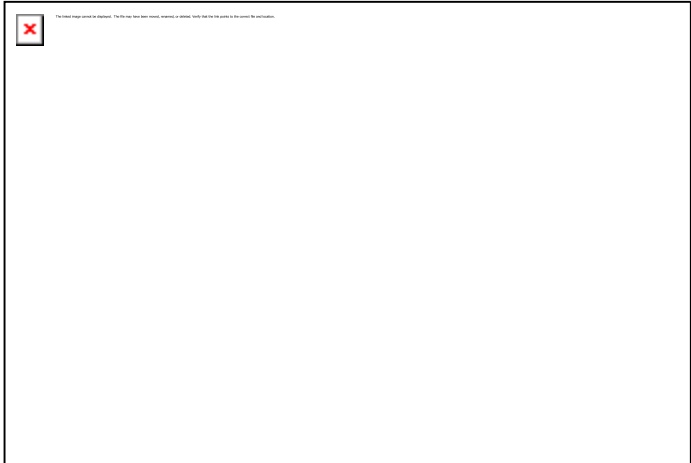
EPC RATING: 'D'

COUNCIL TAX BAND: 'B'



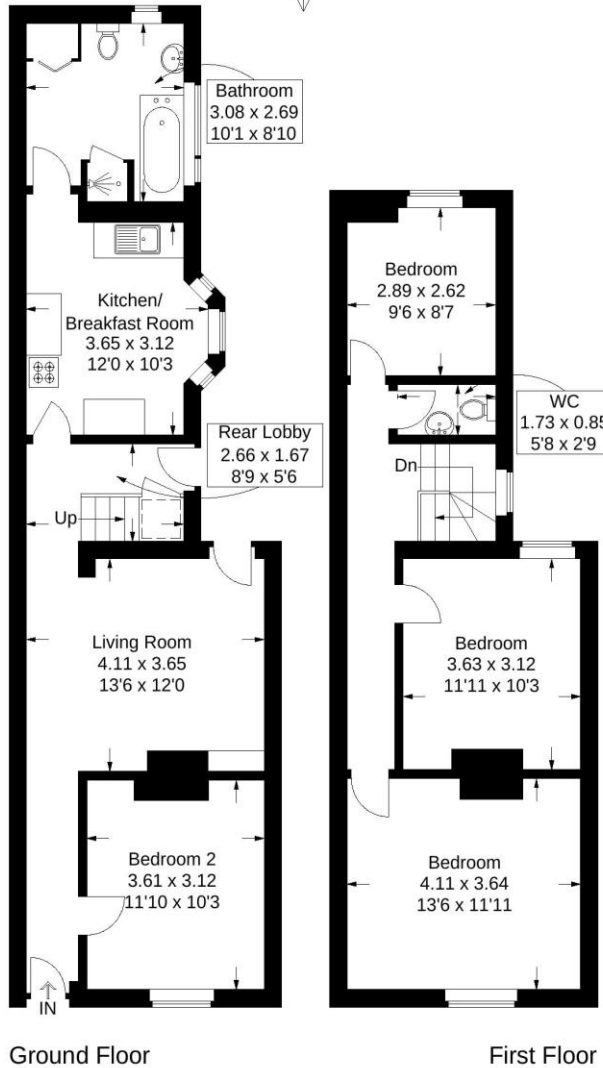
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Telephone Road, Southsea

Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.6 sq m / 6 sq ft
 Total = 103.9 sq m / 1118 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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 Sales & Lettings
 7/9 Stanley Street,
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 Sales & Lettings
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