

MANNERS ROAD

SOUTHSEA | HAMPSHIRE | PO4 0BB



£275,000

Freehold

- Spacious Two Bedroom (formally 3) House
- Requested Location Nr Shops & Schools
- Southerly Facing Rear Garden with Garage
- Two Reception Rooms : Conservatory
- 21ft Kitchen/breakfast Room with Cooker Range
- Two Double Bedrooms : Luxury Bathroom
- Gas Central heating and Double Glazing
- No Forward Chain : Viewing Recommended





In Brief

Fry & Kent has pleasure in marking for sale this VICTORIAN bay & forecourt home located in a very popular location within a short walk of local shops, schools and main line railway station.

ORIGINALLY providing three bedrooms, the third was converted into a large LUXURY bathroom with corner bath, separate shower cubicle and a range of built-in toiletry cabinets servicing the two principle DOUBLE bedrooms. On the ground floor, there are two reception rooms (one was used as a bedroom) plus a 21ft kitchen/breakfast room with cooker range and open way leading to a double-glazed CONSERVATORY. There is also a useful lean-to off the rear reception plus a groundfloor cloakroom under the central return staircase.

Externally, the SOUTHERLY facing rear garden features two-tier decking and open way to a 20'7 x 12'5 GARAGE with rear vehicular access.

Benefiting from gas central heating, double glazing and no forward chain, we would strongly recommend viewing at the earliest opportunity.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'B'



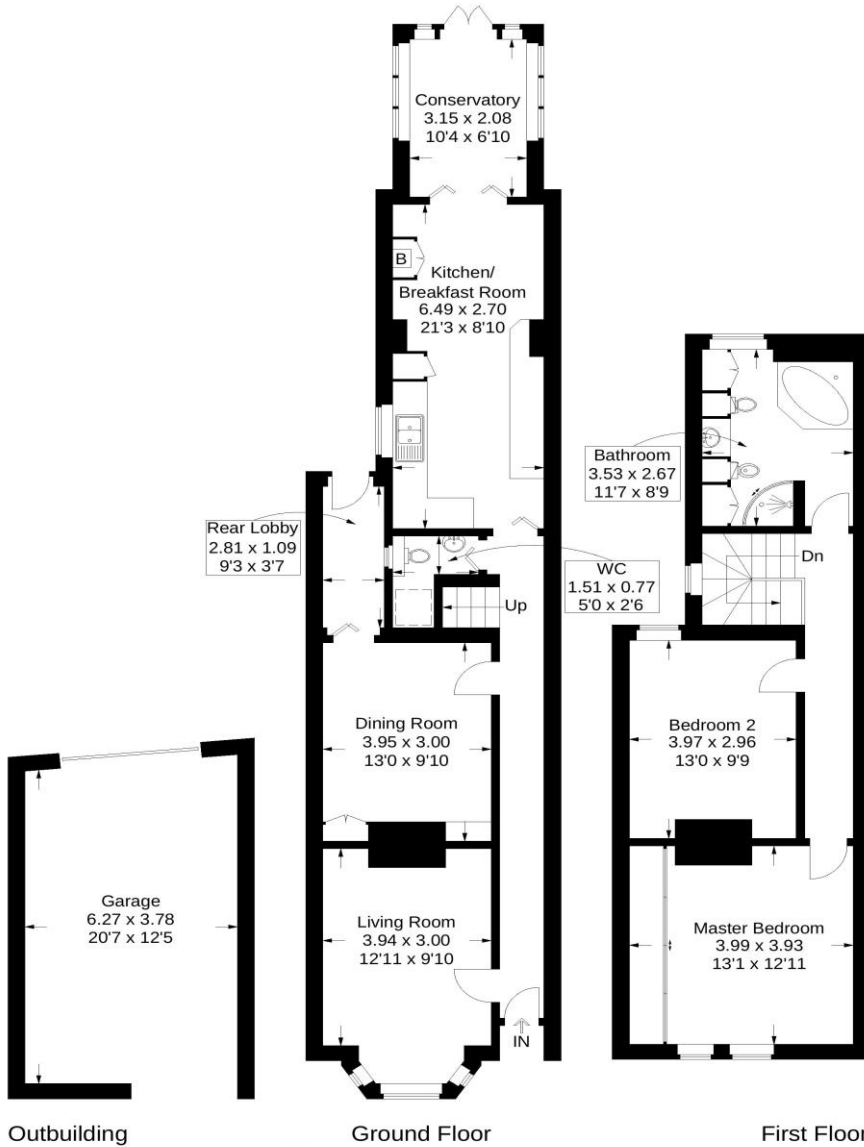
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Manners Road, Southsea

Approximate Gross Internal Area = 115 sq m / 1238 sq ft
 Outbuilding = 24.6 sq m / 265 sq ft
 Total = 139.6 sq m / 1503 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.

Southsea
 Sales & Lettings
 7/9 Stanley Street,
 Southsea, PO5 2DS
 Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
 Sales & Lettings
 The Seagull, 13 Broad Street,
 Old Portsmouth, PO1 2JD
 Tel: 023 9281 5221

Drayton & Out of Town
 Sales & Lettings
 139 Havant Road,
 Drayton, PO6 2AA
 Tel: 023 9221 0101

London
 Sales & Lettings
 Mayfair Office, Cashel House,
 15 Thayer Street, W1U 3JT
 Tel: 0870 112 7099

Southsea
 Admin Centre
 12 Marmion Road,
 Southsea, PO5 2BA
 Tel: 023 9282 2300

www.fryandkent.com



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