

# 10 GRANT ROAD

PORTSMOUTH | HAMPSHIRE | PO6 1DX



£399,950  
Freehold

- Three Bedroom 1930's House
- Offered With No Onward Chain
- Views Towards Langstone Harbour
- Living Room with a Bay Window
- Separate Dining Room and Kitchen
- Off Road Parking and Garage
- Solent and Springfield School Catchment
- Approximate Internal Area = 1250 Sq Ft

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**FRY &  
KENT**





## In Brief

This three bedroom semi-detached house is being offered for sale with no onward chain and offers views towards Langstone Harbour and beyond. Located in one of Farlington's premier roads and within the catchment area for Solent and Springfield Schools, this property further benefits from a southerly facing garden, off road parking and a garage. This family home offers potential for improvement and retains some original character features. In brief the accommodation comprises; Entrance porch leading to the hallway which in turn offers access to the living room with a bay window to the front elevation, dining room with access to the lean to conservatory, kitchen and ground floor WC. On the first are the three bedrooms all of a generous size and the family bathroom. To the front is a driveway leading to the garage, side access to the rear and an enclosed front garden. The southerly facing, fence enclosed rear garden offers a good degree of privacy. We highly recommend viewing this property to appreciate the location on offer.

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## KEY FACTS

**Freehold**

**Council Tax Band – D**

**EPC – TBC**

**Approximate Internal Area = 1250 Sq Ft**





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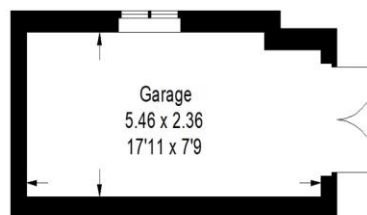


## Grant Road, Drayton

Approximate Gross Internal Area  
116.1 sq m / 1250 sq ft  
Outbuilding = 12.9 sq m / 139 sq ft  
Total = 129.0 sq m / 1389 sq ft

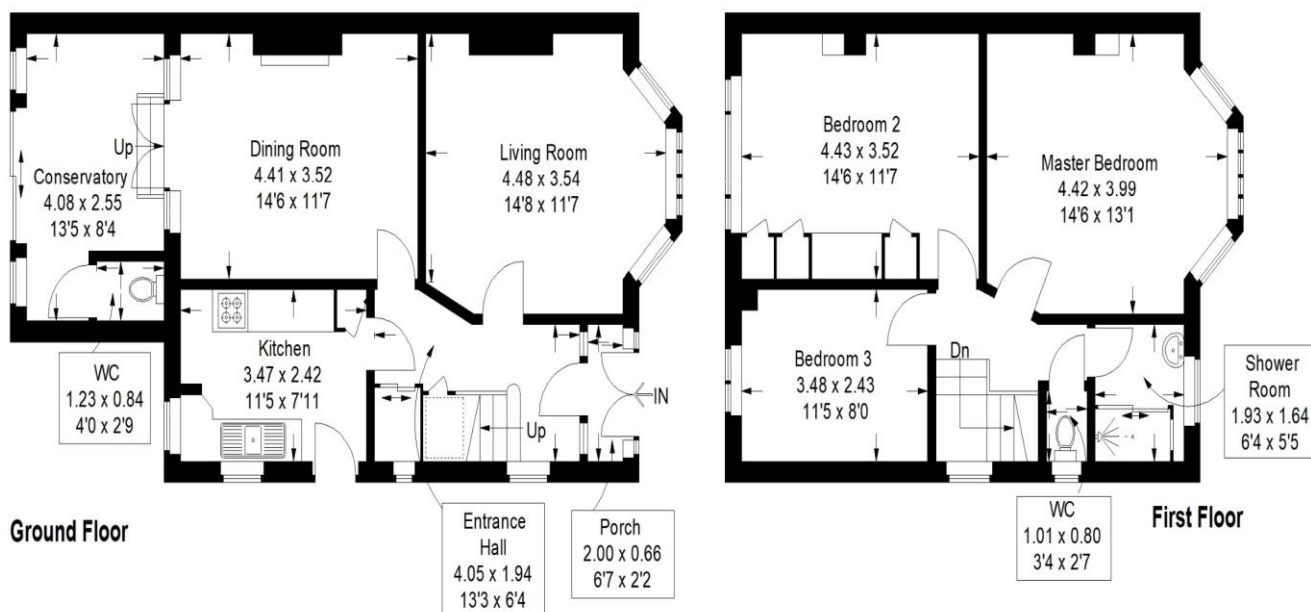


= Reduced headroom below 1.5 m / 5'0"



### Outbuilding

(Not Shown In Actual  
Location / Orientation)



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. (ID 450063)

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