

GRENVILLE ROAD

SOUTHSEA | HAMPSHIRE | PO4 0EA



£244,500

Freehold

- Outstanding Two Bedroom Home
- Lounge & Seperate Dining Room
- Contemporary Modern Fitted Kitchen
- Luxury Fitted Bathroom Suite
- Westerly Facing Rear Garden
- Double Glazing & Gas Heating System
- Popular Residential Location
- Internal Viewing Recommended





In Brief

We are delighted to offer for sale this **OUTSTANDING** two bedroomed home that has been much loved by the current owners.

Situated in this popular residential location just off Fawcett Road, the house is **PERFECT** for first time buyers or investors and offers easy access to rail & transport links.

Internally, the accommodation comprises an open plan dining room and internal door leading to a separate living room which in turn leads to a **CONTEMPORARY** fitted kitchen. On the First floor there are **Two Bedrooms** with built in Wardrobes.

To the rear of the property there is **WESTERLY** facing garden with recently constructed workshop/shed. The property further benefits from double glazing and gas central heating throughout.

Discerning purchasers are highly recommended to put forward the earliest of enquiries to avoid disappointment.

£244,500

KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'B'



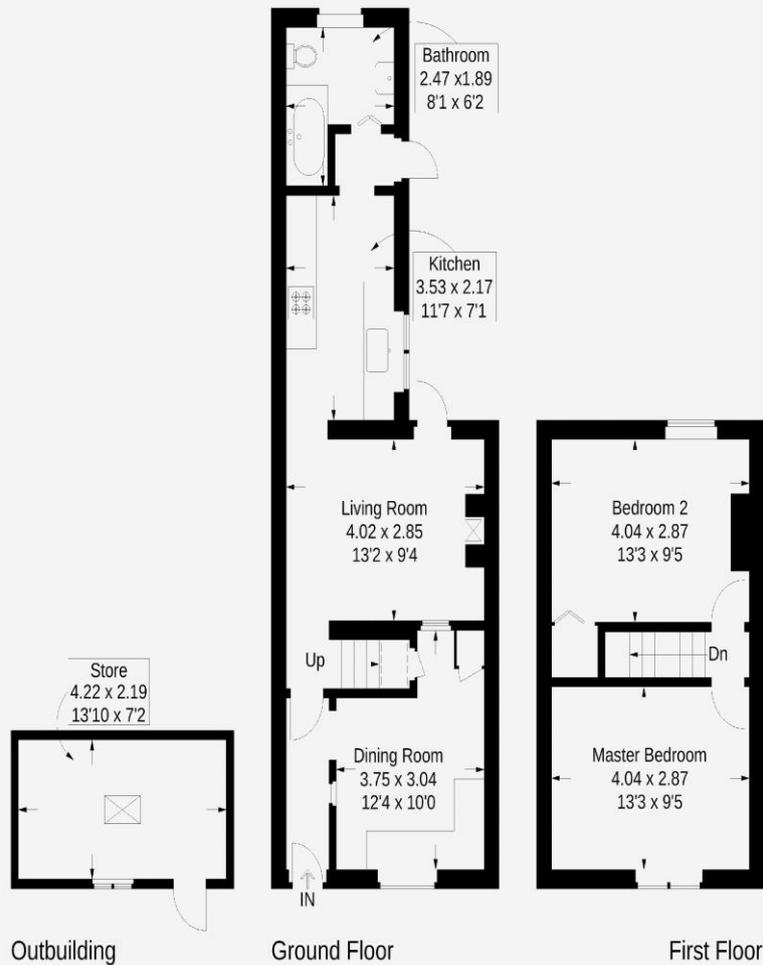
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Grenville Road, Southsea

Approximate Gross Internal Area = 68.9 sq m / 742 sq ft
 Outbuilding = 9.2 sq m / 99 sq ft
 Total = 78.1 sq m / 841 sq ft



= Reduced headroom below 1.5m / 5'0

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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Old Portsmouth & Gunwharf Quays
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Sales & Lettings
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Mayfair Office, Cashel House,
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