

ST. THOMAS'S STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2EZ



GUIDE PRICE £500,000

Freehold

- Outstanding Extended End Of Terrace House
- Fabulous Location within Conservation Area
- Short Walk to Gunwharf Quays and Spice Island
- Three Good Size Bedrooms plus Luxury Bathroom
- Spacious Living Room with Feature Raised Dining Area
- Excellent Fitted Kitchen/Breakfast Room
- Gas Central heating & Double Glazing
- Courtyard Garden : Nearby Garage



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In Brief

Fry and Kent has pleasure in marketing for sale this **OUTSTANDING** three bedroom end of terrace house situated within the highly requested **CONSERVATION** city of Old Portsmouth just a short walk to the cosmopolitan marina development at Gunwharf Quays with its associated **LEISURE** and retail facilities while only a few hundred yards along the road from Spice Island, The Camber Dock, Hot Walls and the city **CATHEDRAL** of St Thomas.

Extended to the rear, this beautifully presented family home features a **SPACIOUS** living room with raised dining area and doors opening onto courtyard garden. There is an excellent fitted kitchen/breakfast room with **INTEGRATED** appliances and cloakroom on the ground floor while three well proportioned bedrooms and a luxury bathroom feature on the first floor. The property also benefits from gas central heating and double glazing throughout.

Externally, there is a **PRETTY** walled forecourt with wrought iron railings plus a paved courtyard garden to the rear with gate. There is also a nearby single **GARAGE**. Early viewing is strongly recommended to avoid disappointment.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'E'



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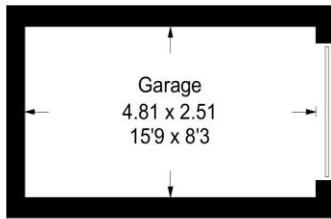


St Thomas's Street, Old Portsmouth

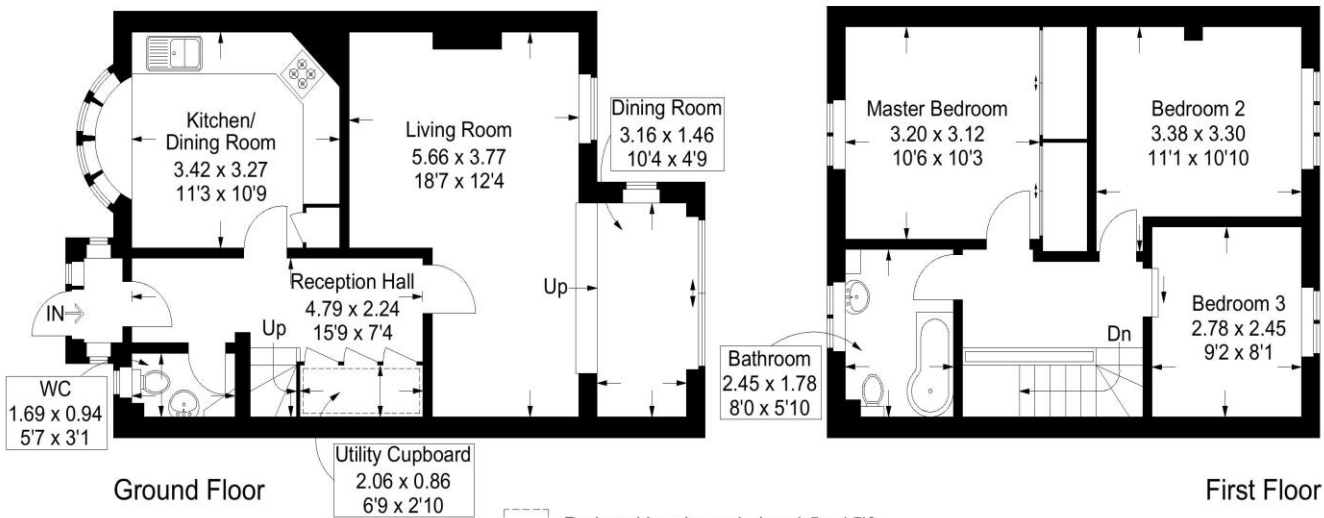
Approximate Gross Internal Area = 92.6 sq m / 997 sq ft

Outbuilding = 12.6 sq m / 133 sq ft

Total = 105.0 sq m / 1130 sq ft



Outbuilding



Ground Floor

First Floor

= 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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7/9 Stanley Street,
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Old Portsmouth & Gunwharf Quays
Sales & Lettings
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Old Portsmouth, PO1 2JD
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Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
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London
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Southsea, PO5 2BA
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