



3 Merrivale Road, Hilsea

Portsmouth

Offers in Region of £335,000





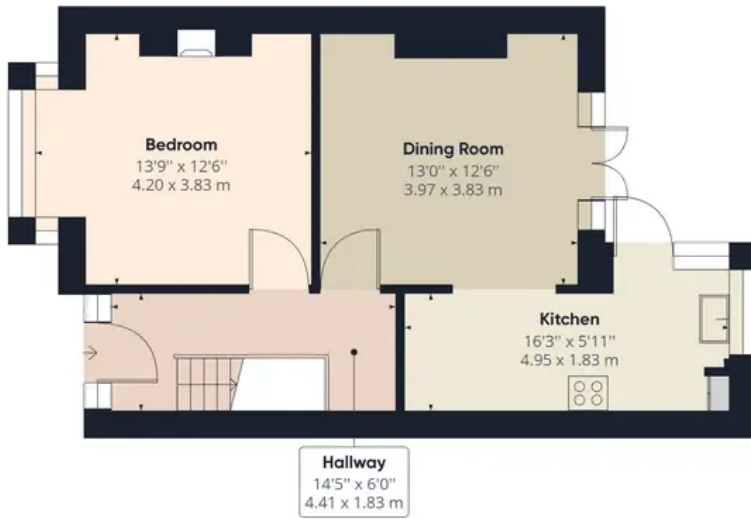
3 Merrivale Road

Hilsea, Portsmouth

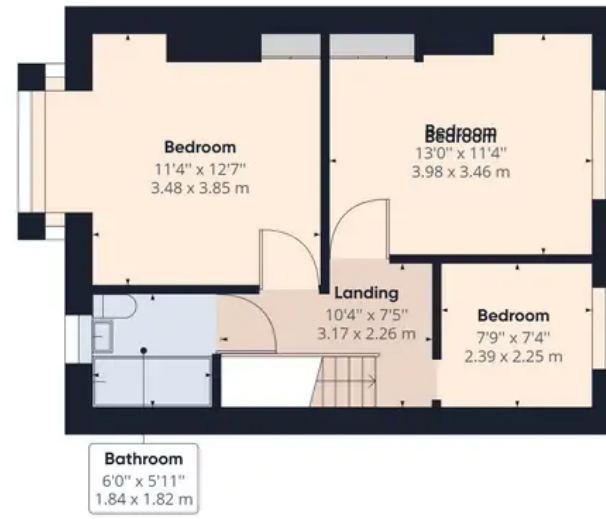
With all the facilities of Alexandra Park less than a 10-minute walk away, local amenities at the end of the road and easy access to the M27 this semi-detached 3 bed property in Hilsea is a perfect family home. Ready to move in with many original features but offers the opportunity for a DIY enthusiast to upgrade a few of the rooms to create a stunning home. The front reception has the original fireplace, ceiling rose and coving with a low-level built-in cupboard. A generous room. The rear reception has natural light from the French doors and window surround, the original ceiling rose, coving, feature fireplace and built-in display cabinet and cupboard make this room stylish. This room opens onto the modern kitchen which has high gloss, white shaker style wall and base cupboards. Integrated appliances and under cupboard lighting complete the look. A back door opens on to a patio area. Upstairs there are two double rooms and a single. The rear double has a modern built-in wardrobe, stripped wooden flooring and a contemporary décor, a beautifully finished bedroom. Adjacent a smaller single room overlooks the garden. The large double front bedroom with a square bay has the original built-in wardrobe and would benefit from an upgrade. Also facing to the front is the family bathroom with wooden panelling, a white suite and shower in bath. The front garden has brick wall and hedging and there is side pedestrian access. The back garden has a patio area, a small slightly raised bed on one side, a number of mature plants and a good-sized lawn. At the end of the garden is a shed for storage and an outside toilet.

ICouncil Tax Band C Tenure: Freehold





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

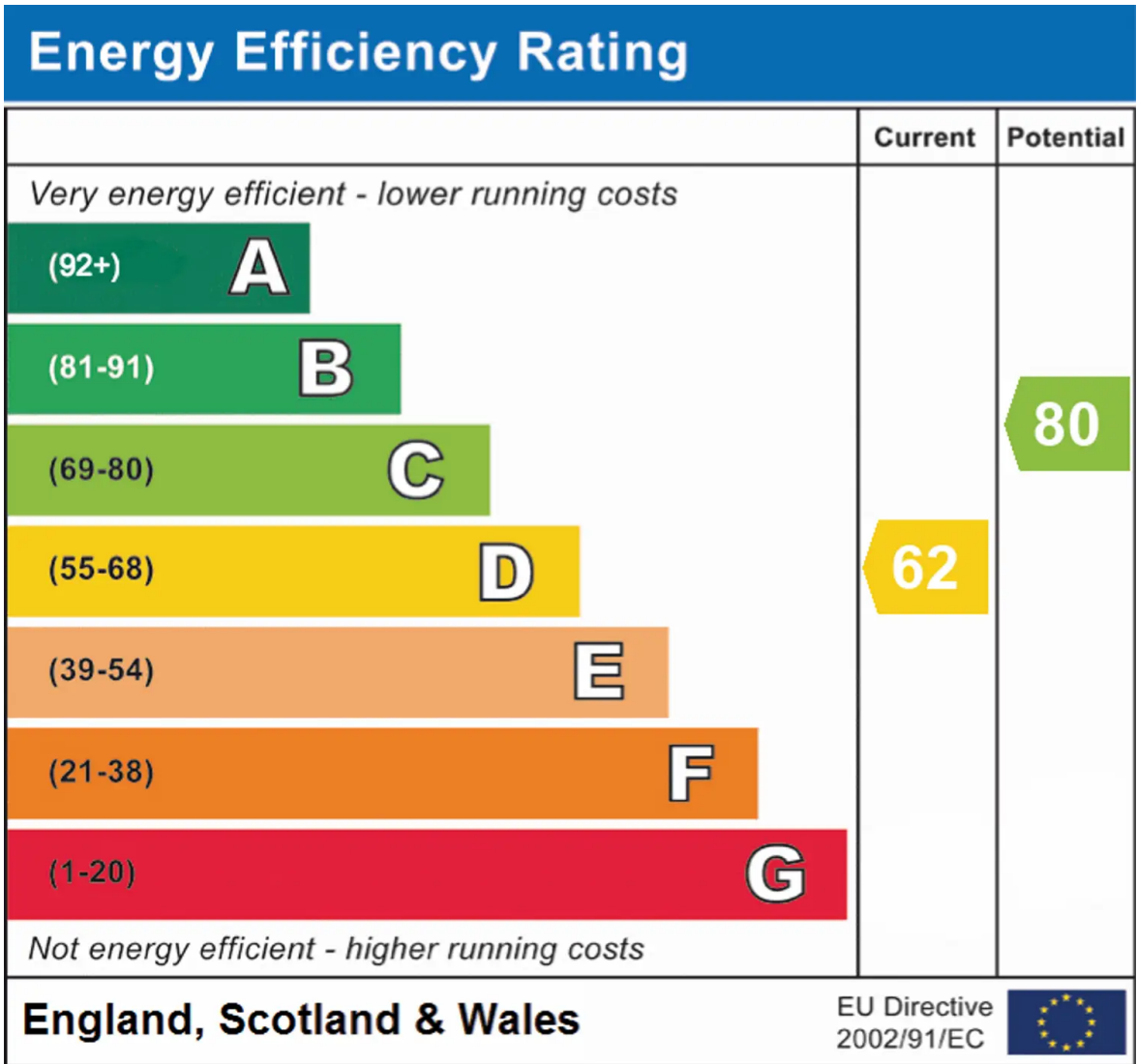
1110.43 ft²

103.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

023 9282 6731

hello@chinneckshaw.co.uk

www.chinneckshaw.co.uk/

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