



168 Guildford Road, Fratton

Portsmouth

Offers in Region of £230,000





168 Guildford Road

Fratton, Portsmouth

A great opportunity to create a contemporary modern home in the heart of Portsmouth is on offer with this three-bed terraced property. Close to Fratton train station and the amenities along Fratton Road and with an easy route to walk or cycle to Southsea, it is well located.

There are two reception rooms, the front has bay windows and the second has a window to the rear. Both have fireplaces. The hallway has a small lobby with stairs up and an area for coats and understairs storage. The kitchen has a large window to the side elevation with integrated oven and hob. There is space for a fridge freezer and washing machine. The kitchen is dated but fully functional and could be updated over time. A second lobby gives access to the bathroom and garden. The bathroom is fully tiled with a large shower, toilet and basin and has space to adjust the layout.

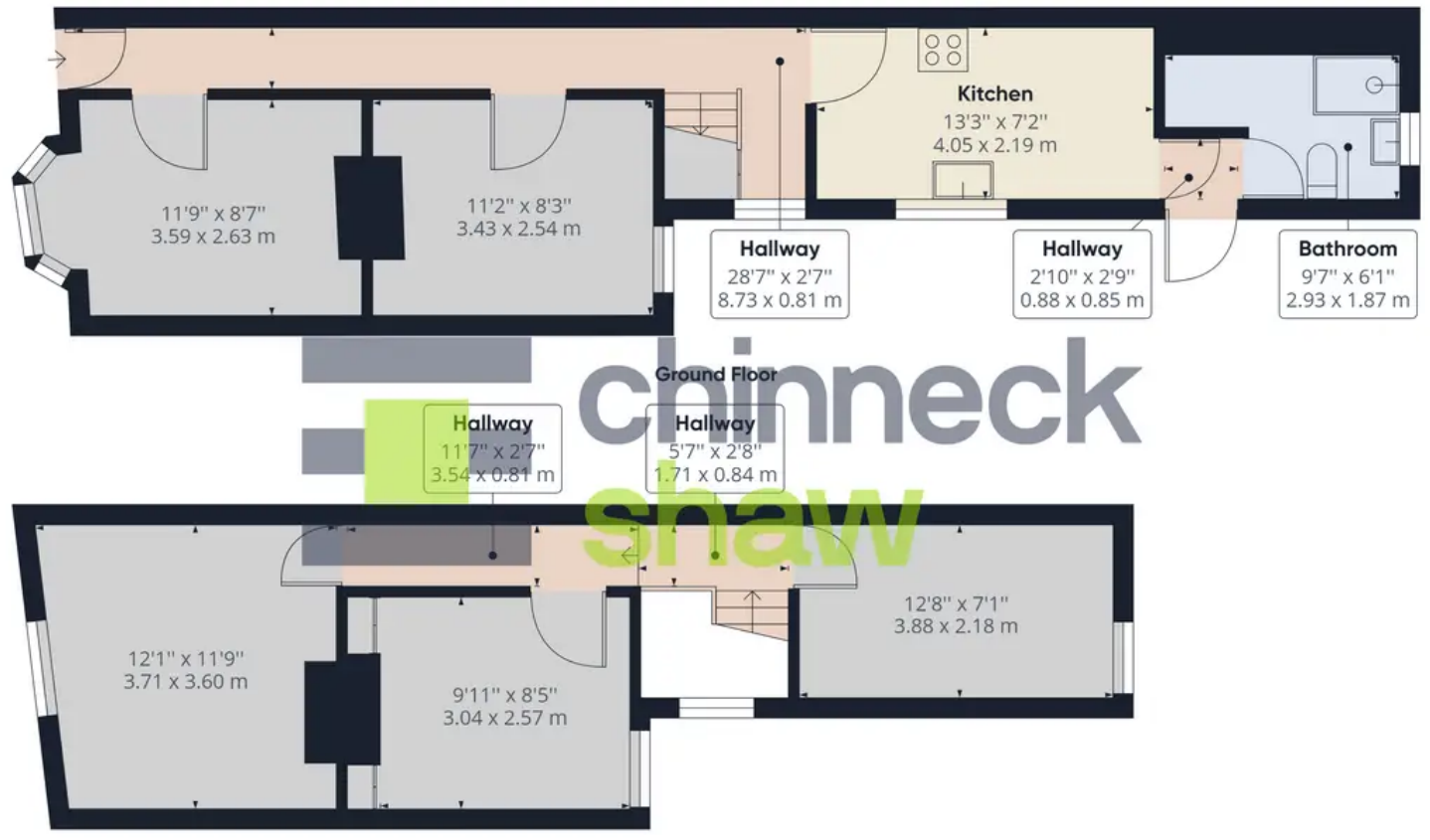
Upstairs are three double bedrooms. The room to the front has the original fire mantle and alcove cupboard. The middle room with window to rear has wardrobe either side of the chimney breast and the back room also has a window to the rear.

The westerly facing garden is paved with a shed to the rear, and with the addition of trellis along one side would feel very private. This could be a lovely outdoor space for summer BBQ's and outdoor entertaining.

The property is dated but is in good condition and ready for an interior upgrade. A perfect property for an enthusiastic DIY FTB or an investor wishing to create a good rental home.

Council Tax band: B Tenure: Freehold



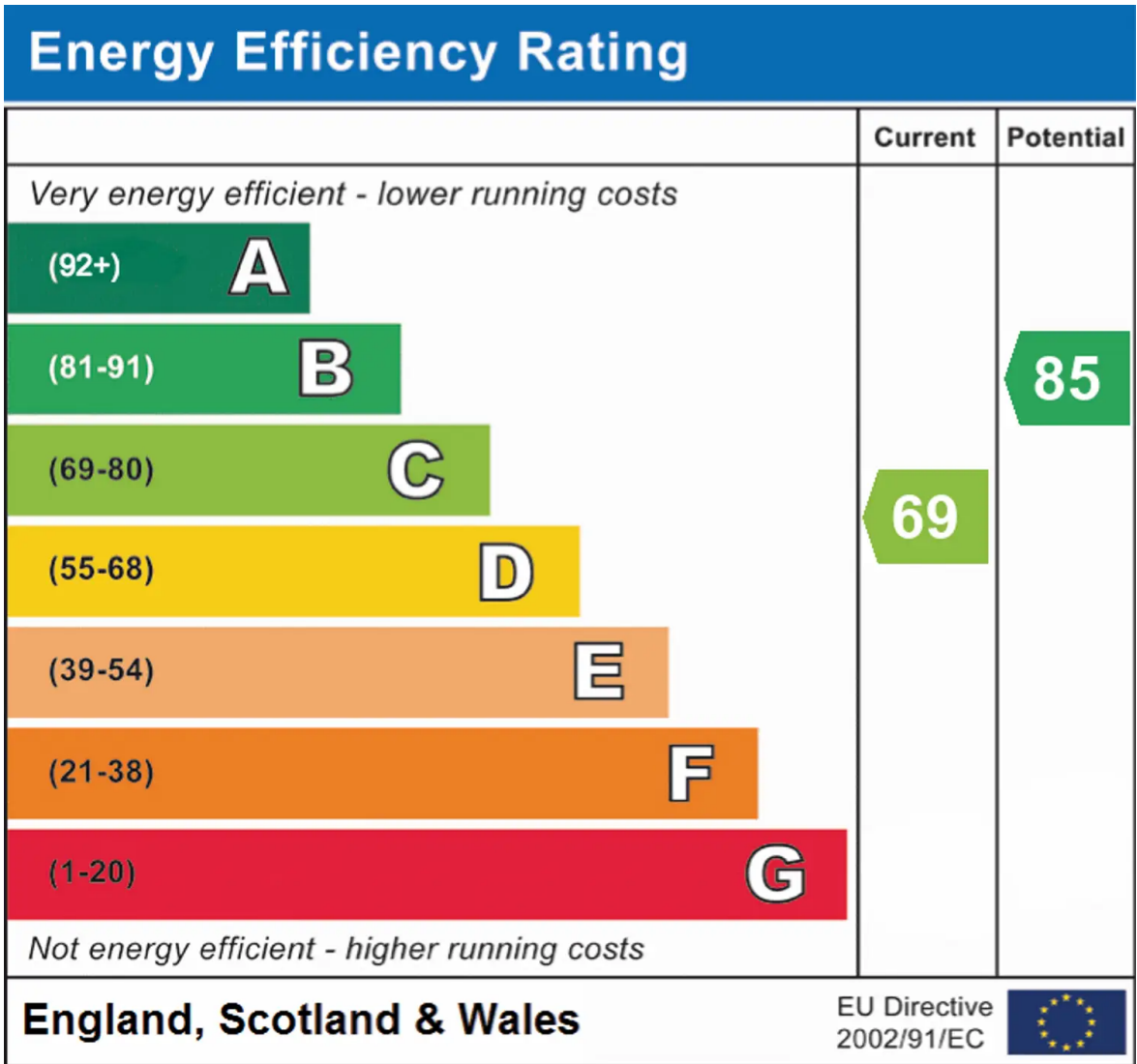


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Approximate total area⁽¹⁾
 819.21 ft²
 76.11 m²

(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.



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