



13 Liverpool Road, Fratton

Portsmouth

Offers in Region of £220,000

 chinneckshaw







# 13 Liverpool Road

Fratton, Portsmouth

This two bedroom house offers open plan living, a large kitchen and a low maintenance garden. Perfect for City Life. Located in the centre of Portsmouth, there are local amenities within walking distance, Fratton train station is 10 minute walk and the M275 is a short drive.

The property has a privacy lobby, providing coat hanging space for coats which opens into the large open living space. This is a great flexible space for relaxing, dining and entertaining. A door leads into the kitchen diner. Wall and floor units provide a large amount of storage and the U-shaped countertop plenty of preparation space. With dual aspect windows the kitchen is very light and bright and have space for a cooker and under counter washing machine, fridge and freezer. A door leads out to the garden.

An open staircase leads to the first floor. To the back of the house, there is a bathroom with a white suite with a shower over the bath, toilet and basin. Adjacent is a small double room with a window overlooking the garden and to the front is a large double with a built-in floor to ceiling wardrobe.

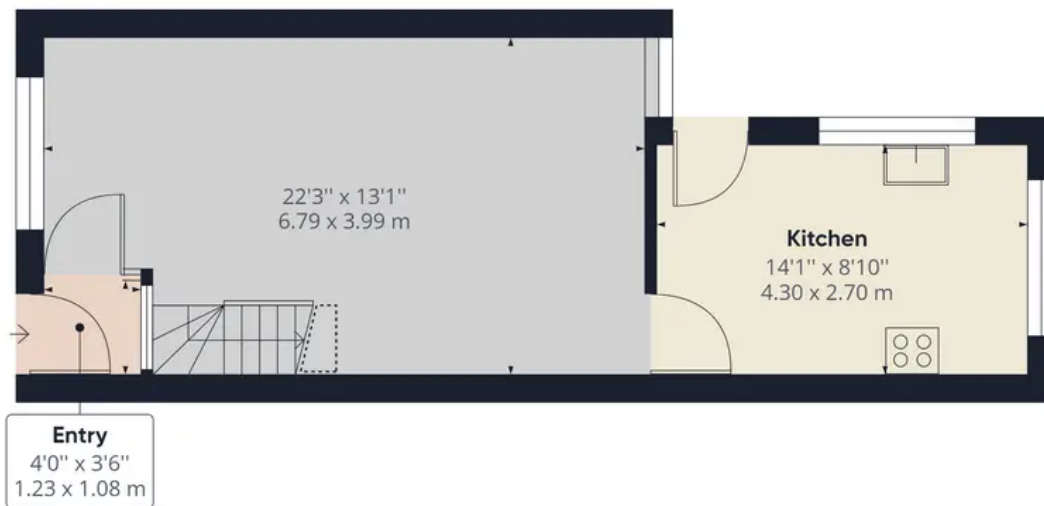
The north easterly facing garden is low maintenance with paving and planting along one side. The end of the garden does get sun in the morning throughout the year and there is space for social entertaining and perhaps a firepit installation.

A lovely starter property that offers an opportunity to personalise and update to make a great home for a FTB. Alternatively this is a ready to rent home for any investor.

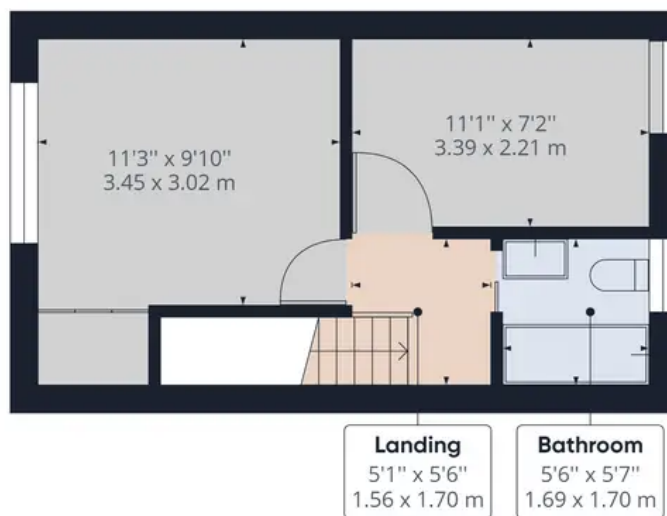
Council Tax band: B

Tenure: Freehold





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

685.79 ft<sup>2</sup>

63.71 m<sup>2</sup>

**Reduced headroom**

17.03 ft<sup>2</sup>

1.58 m<sup>2</sup>

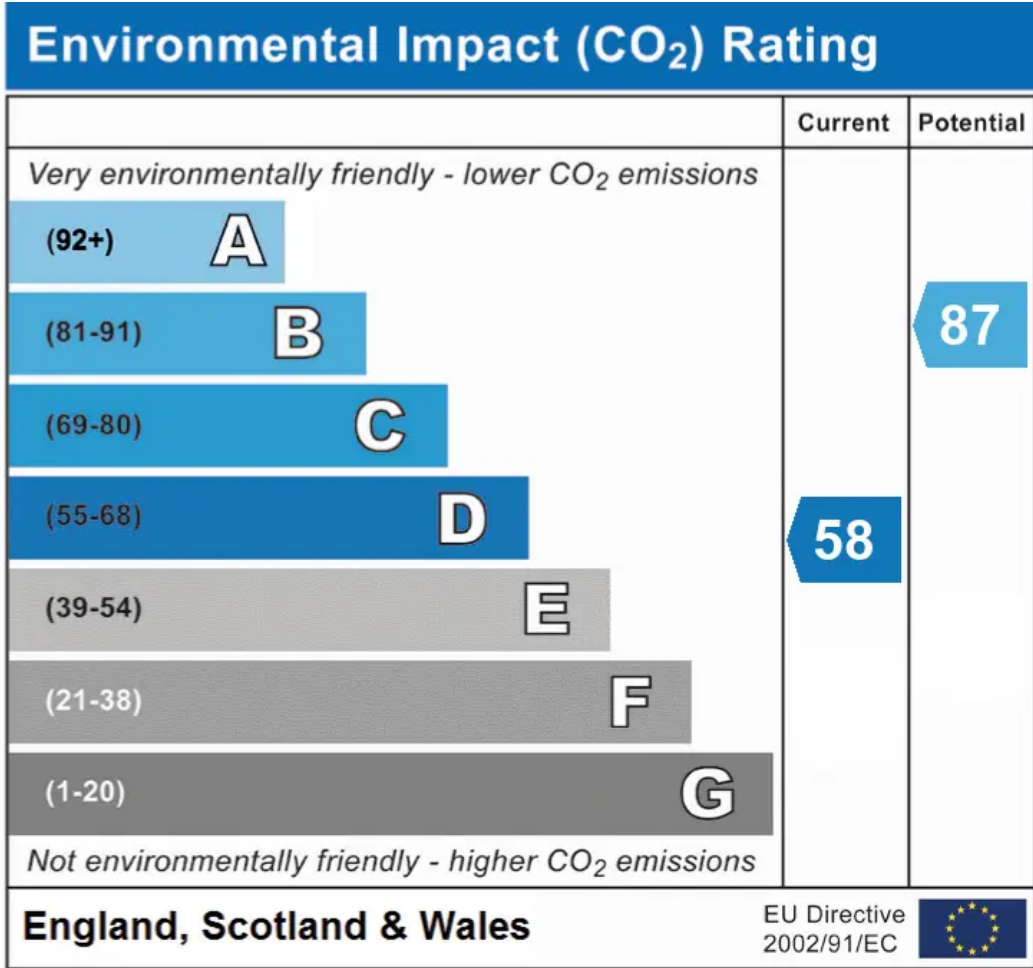
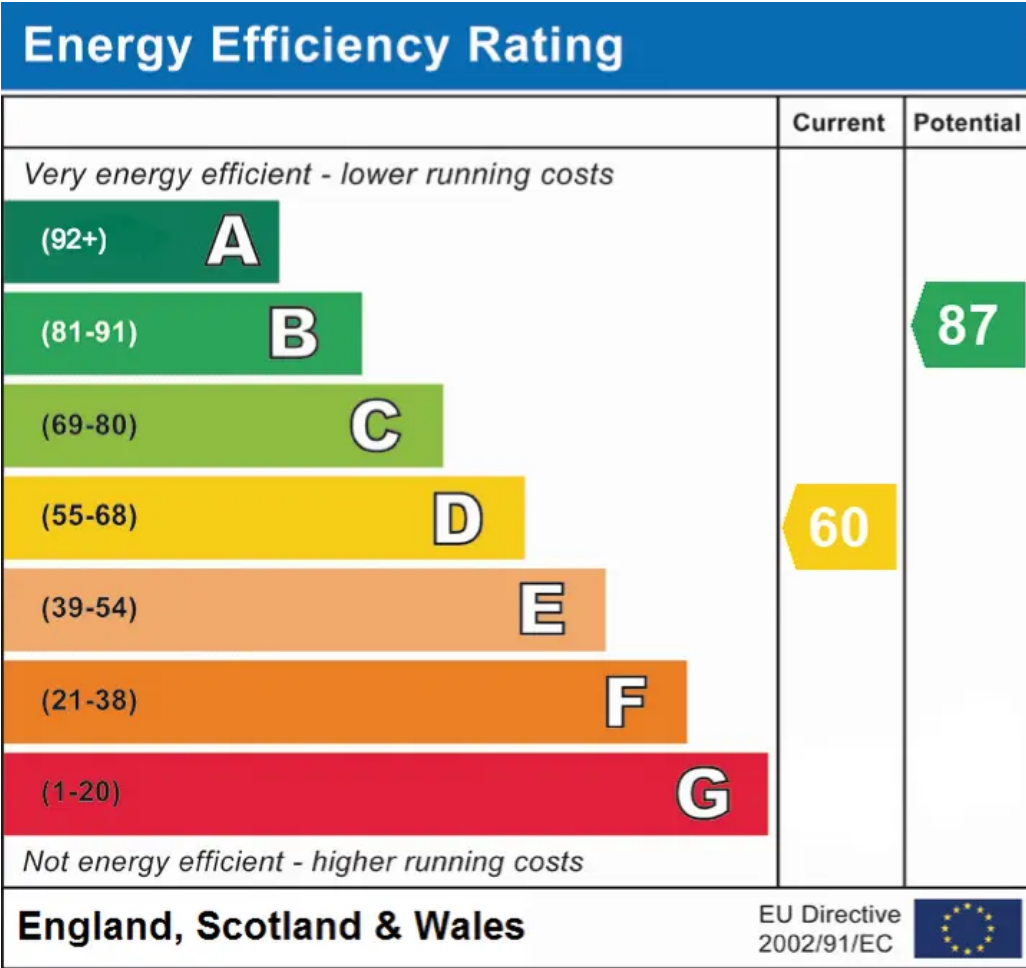
(1) Excluding balconies and terraces

⌘ Reduced headroom  
(below 1.5m/4.92ft)

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

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