



## 101 Penhale Road, Fratton, Portsmouth, PO1 5EG

Modernised, but NOW REQUIRING REFURBISHMENT, this well-situated TWO BEDROOM PROPERTY is a keenly priced blank canvas opportunity considered ideal for first time buyers or investors (with a projected rental return of around £1,200 p.c.m.). Penhale Road runs from the main Fratton Road to Renny Road, No. 101 being on the north side a short distance from the latter. This quiet, yet convenient residential address places a wide range of public amenities within a radius of some one mile only, including: Commercial Road Shopping Centre (The Cascades), main-line stations, Asda superstore, recreation facilities, other local shops, various schools, and bus services. Of flat-fronted design, this inner-terrace house has brick elevations under a modern, tiled roof. To the rear is a 28ft garden with walled surround. As stated, the property has been the subject of past alteration and up-dating (to include the provision of central heating and replacement double-glazing), but will now reward an element of fresh refurbishment, being very competitively priced accordingly.



Available now with the further asset of NO ONWARD CHAIN, full details of this opportunity are given as follows and early enquiry is invited:

UPVC and obscure double-glazed front door to:

### **OPEN-PLAN ENTRANCE HALL**

Having a ramped floor to allow for wheelchair access, and separated from the adjacent living area by a low, railed balustrade. Stairs to first floor. Obscure-glass sliding door to:

### **DINING ROOM**

12'0 x 10'3 (3.66m x 3.12m)

Textured, Artex ceiling. UPVC replacement double-glazed window to rear elevation. Single panel radiator. Obscure-glass sliding door to kitchen. Doorway to:

### **LIVING ROOM**

13'7 x 9'0 (4.14m x 2.74m)

Textured Artex ceiling. UPVC replacement double-glazed window to front elevation. Single panel radiator. Cupboard housing gas and electricity meters and fuse box.

### **KITCHEN**

11'2 x 7'5 (3.40m x 2.26m)

Range of fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit with mixer tap. Double panel radiator. Obscure-glass door to covered sideway. Access to Loft Space. Door to:

### **WET ROOM & W.C.**

7'8 x 5'9 (2.34m x 1.75m)

White low flush w.c. and pedestal handbaisn, free-draining floor, the shower area having 'Mira' shower mixer and fitted seat. Double panel radiator. Tiled walls. UPVC replacement obscure double-glazed window to rear elevation.

### **FIRST FLOOR**

#### **SMALL LANDING**

Access to Main Loft.

#### **BEDROOM ONE**

12'0 x 10'4 (3.66m x 3.15m)

Textured Artex ceiling. UPVC replacement double-glazed window to front elevation. Built-in cupboard. Single panel radiator.

#### **BEDROOM TWO**

12'0 x 10'5 (3.66m x 3.18m)

Textured Artex ceiling. UPVC replacement double-glazed window to

rear elevation. Built-in cupboard. 'Alpha' gas fired central heating and hot water boiler.

### **OUTSIDE**

REAR: Depth: 28'6 (8.69m) Width: 12'9 (3.89m) Average-sized garden with walled surround and northerly aspect. Covered sideway with access from kitchen.

### **COUNCIL TAX**

Band 'B' - £1,696.27 p.a. (2025-26)

### **EPC**

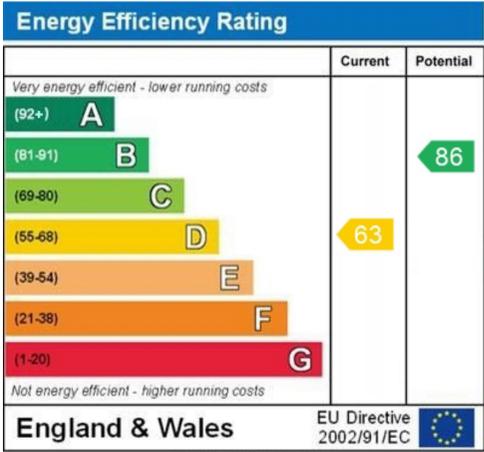
Energy Rating 'D' (Floor Area 67 sq m approx).

### **VIEWING**

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17971/052384)







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