

£260,000

28 Britannia Road

Southsea, PO5 1SN

POTENTIAL HMO OR RESIDENTIAL OPPORTUNITY! This bay and forecourt property is situated along the popular Britannia Road, within walking distance of Fratton Train Station and Portsmouth University. Having been successfully rented as an HMO for many years, the property was most recently let to four students at £2,300pcm, offering an attractive investment opportunity. Alternatively, the property offers the potential to be adapted into a residential home, subject to the necessary alterations. The ground floor currently provides two separate rooms, previously used as bedrooms for HMO purposes, an additional reception room and a fitted kitchen. The first floor offers two further double bedrooms, a bathroom suite and separate cloakroom, with an additional bathroom suite located on the second floor. To the rear, there is an enclosed garden. An internal viewing is highly recommended to appreciate the accommodation, flexibility and potential this property has to offer.

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ENTRANCE Enclosed forecourt, wooden front door to:-

HALL Stairs to first floor landing, radiator, period corbels, doors to all rooms.

LOUNGE/BEDROOM ONE 14' 11" into bay x 11' 6" (4.57m x 3.53m) Double glazed bay window to front elevation, carpeted, radiator, period feature fireplace.

RECEPTION ROOM ONE/BEDROOM TWO 10' 1" x 9' 6" (3.09m x 2.90m) Double glazed window to rear elevation, carpeted, radiator.

LOUNGE/DINER 9' 2" x 11' 6" (2.80m x 3.51m) Square bay window to side elevation, laminate flooring, radiator.

KITCHEN 10' 9" x 7' 11" (3.28m x 2.42m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for fridge/freezer, spaces and plumbing for washing machine and dishwasher, double glazed window to rear elevation, double glazed door to garden.

SPLIT LEVEL LANDING Stairs to upper floors.

BATHROOM 8' 3" x 8' 9" (2.53m x 2.69m) Panel enclosed bath with mixer tap, low level WC, wall mounted wash basin, laminate flooring, cupboard housing wall mounted boiler, double glazed window to rear elevation.

WC Low level WC, wall mounted wash basin, double glazed window to side elevation.

FIRST FLOOR LANDING Stairs to upper floors.

BEDROOM 10' 2" x 9' 7" (3.11m x 2.94m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM 11' 10" x 15' 4" (3.63m x 4.69m) Double glazed window to front elevation, carpeted, radiator, period feature fireplace.

BATHROOM 8' 1" x 8' 11" (2.48m x 2.73m) Panel enclosed bath with mixer tap, low level WC, wall mounted wash basin, vinyl flooring, double glazed window to rear elevation.

GARDEN Laid to shingle, enclosed by brick walls and wooden fencing.



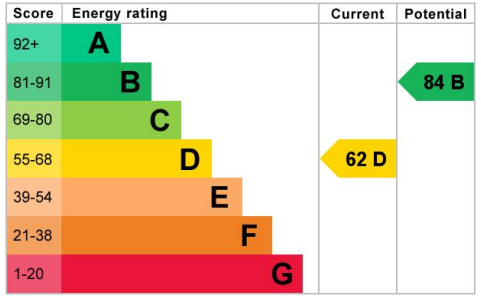
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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