



## 48 Queens Road , Portsmouth, PO2 7NA

**Offers in excess of £260,000**

This delightful three bedroom, end-terrace house offers a perfect blend of comfort and convenience with two reception rooms, a utility room and upstairs W.C. and boasts a generous 98 square metres of living space, making it an ideal family home.

Inside, you will find three spacious double bedrooms, including a master suite that features a walk-in wardrobe, providing ample storage and a touch of luxury. The house is designed for both relaxation and entertaining, with two inviting reception rooms that create a warm and welcoming atmosphere. The practical layout includes a utility room and a downstairs bathroom, along with an additional W.C. upstairs, ensuring that the needs of a busy household are well catered for.

The south-facing garden is a true highlight, offering a lovely outdoor space to enjoy the sunshine. It features a summer house, perfect for a quiet retreat or a play area for children. The property also benefits from a front garden, enhancing its curb appeal.

Location is key, and this home does not disappoint. Situated close to major transport links, you will find yourself well-connected to the wider area. Additionally, a variety of shops, restaurants, and schools are within easy reach, making it a practical choice for families and professionals alike.

This lovely house is a must-view for anyone seeking a comfortable and well-located home in Portsmouth. With its blend of character, space, and convenience, it is sure to attract interest. Don't miss the opportunity to make this charming property your own.

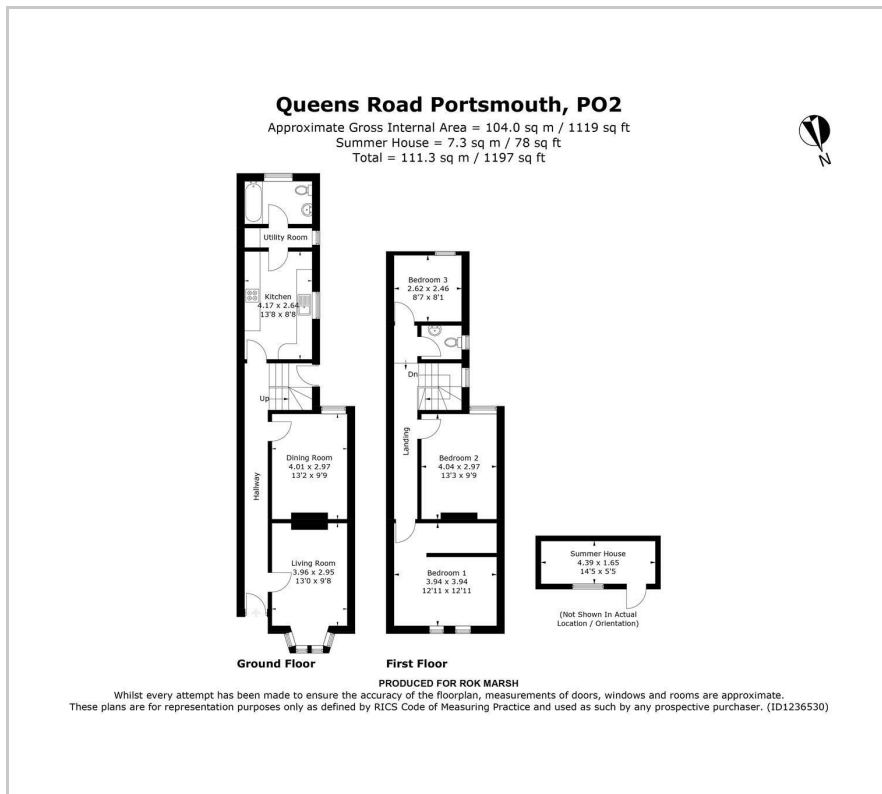
- 3 Double Bedrooms
- End Of Terrace
- Two Reception Rooms
- Utility Room
- Downstairs Bathroom
- Upstairs W.C.
- South Facing Rear Garden with Summer house And North Facing Front Garden
- Walk In Wardrobe to Master Bedroom

### Viewing

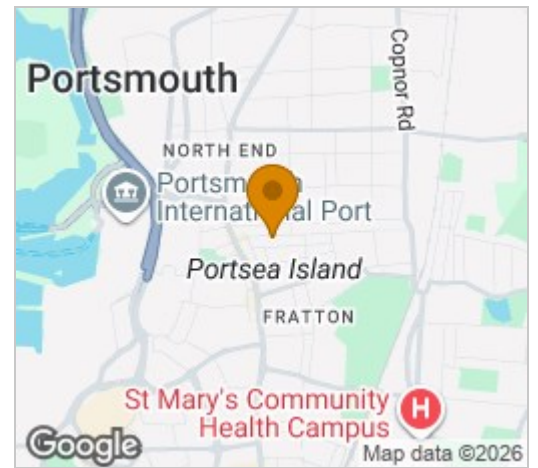
Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



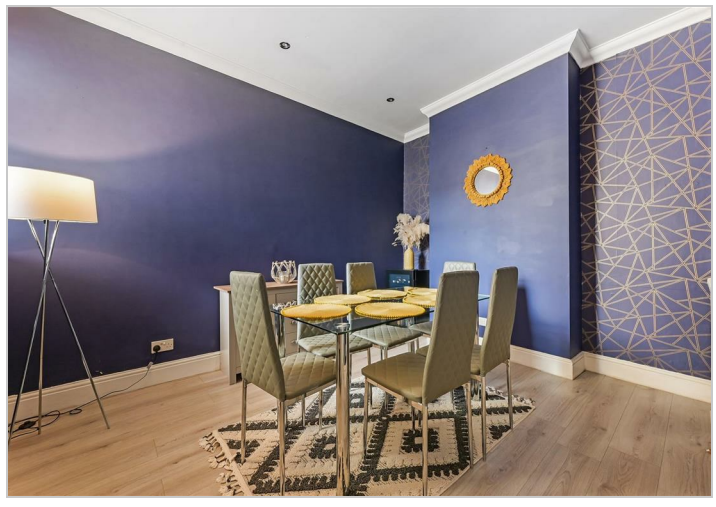
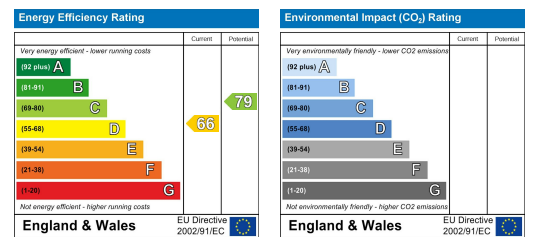
# Floor Plan



# Area Map



# Energy Efficiency Graph



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