



## 10 Burlington Road , Portsmouth, PO2 0DP Guide price £280,000

Nestled on the charming Burlington Road in Portsmouth, this delightful mid-terrace house offers a perfect blend of character and modern living making it an ideal family home.

Upon entering, you are greeted by an inviting reception room, featuring an elegant bay fronted window that fill the space with natural light and a second reception room at the rear with patio doors. The home comprises three spacious bedrooms, with an attic conversion that provides an additional sleeping area / fourth bedroom. The feature fireplace to the rear bedroom add a touch of warmth and charm, enhancing the overall appeal of the property.

The kitchen is well-appointed with ample cupboard space, making it a practical area for culinary enthusiasts. A convenient downstairs W.C. adds to the functionality of the home.

Step outside to discover a beautiful, sunny garden that is perfect for relaxation and entertaining. The garden features a decked area and low-maintenance astro turf, ensuring you can enjoy outdoor living without the hassle of extensive upkeep. Additionally, a large outbuilding with electric is currently utilised as a home gym, but it could easily be transformed into a home office or studio, catering to your personal needs.

Situated in a popular area, this property is conveniently located near excellent schools, transport links, and a variety of eateries, making it an ideal choice for families and professionals alike. This beautiful home is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make it your own.

- Three bedrooms with attic conversion to create a fourth sleeping space
- Two reception rooms with bay window to the front and patio doors to the rear
- Large outbuilding with electric currently used as a home gym but perfect for a home office, beautiful sunny garden with decked area and low maintenance astro turf
- Downstairs W.C.
- Good size kitchen with ample cupboard space
- Upstairs family bathroom with shower over bath
- Beautiful home in popular area close to great schools, transport links and eateries
- Viewings Recommended!

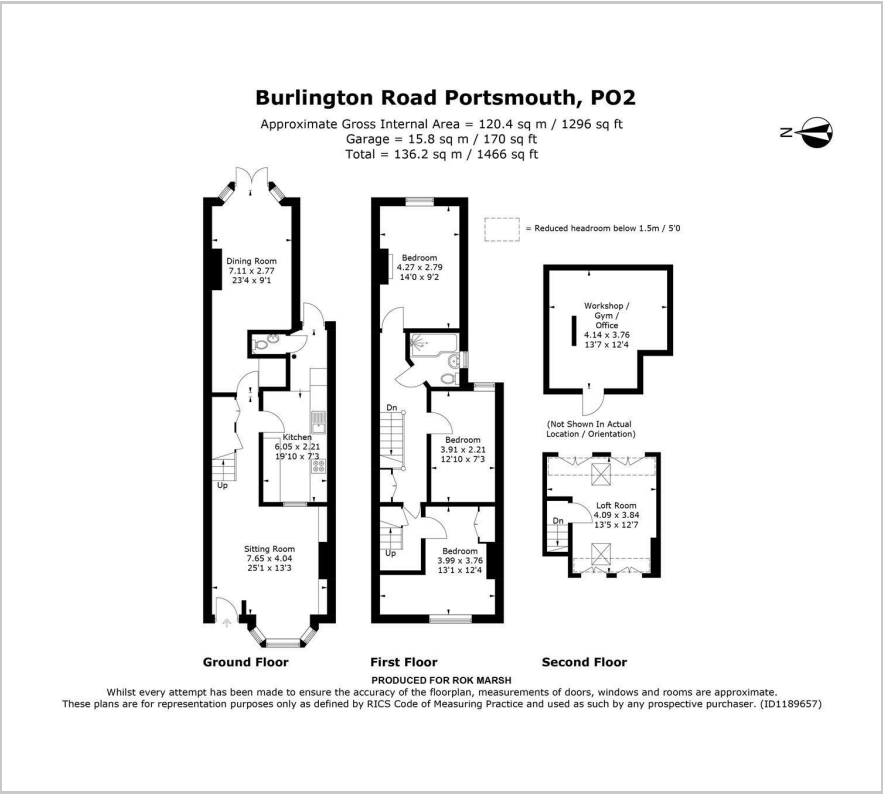
Viewing

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





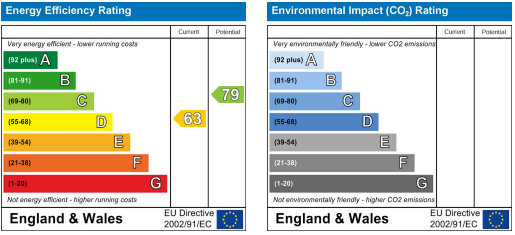
Floor Plan



Area Map



Energy Efficiency Graph



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