



44 Nelson Avenue

'North End', Portsmouth, PO2 8NL

Offers in excess of £240,000



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OFFERS STRICTLY OVER £240,000...

Stunning in finish, is this two bedroom terraced home in a dead-end road in the heart of North End. This bay and forecourt style, gives generous room sizes and even an upstairs bathroom (formerly a third bedroom once upon a time) which is a popular feature with many buyers. Unusually there is also a salon at the rear of the property which would suit someone well who is in the beauty industry wanting to work from home or could be used as music/art studio or home office.

The ground floor has the gorgeous addition of parquet flooring in the entrance hallway and dining room, which also compliments the oak architrave and oak doors with glass paneling... all stylish and characterful features. The lounge at the front of the property benefits from a bay window with made-to-measure shutters and a fireplace creating a lovely focal point. The room is finished with TV and telephone points and carpet.

The dining room has a stylish feature fireplace/chimney breast which has ceramic tiling and there is a door to the under-stairs storage cupboard and through to the kitchen. The kitchen is fitted with a range of high-gloss wall and base units with a full range of integral appliances.

The salon at the rear is fitted with water and also has a small downstairs WC and it is ideal for a beautician, hairdresser or someone working from home requiring office space.

On the first floor, there are two very good-sized double bedrooms, each with a double glazed window

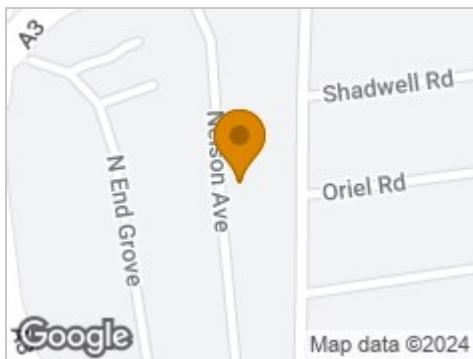
to the respective elevation and finished with carpet. The bathroom is fully tiled and fitted with a white suite comprising of a panel enclosed bath with shower over, WC and wash hand basin.

The rear garden has been landscaped and laid with artificial turf for an all-year-round green look with low maintenance!

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY... PLEASE CALL OR WHATSAPP TO BOOK.



Road Map



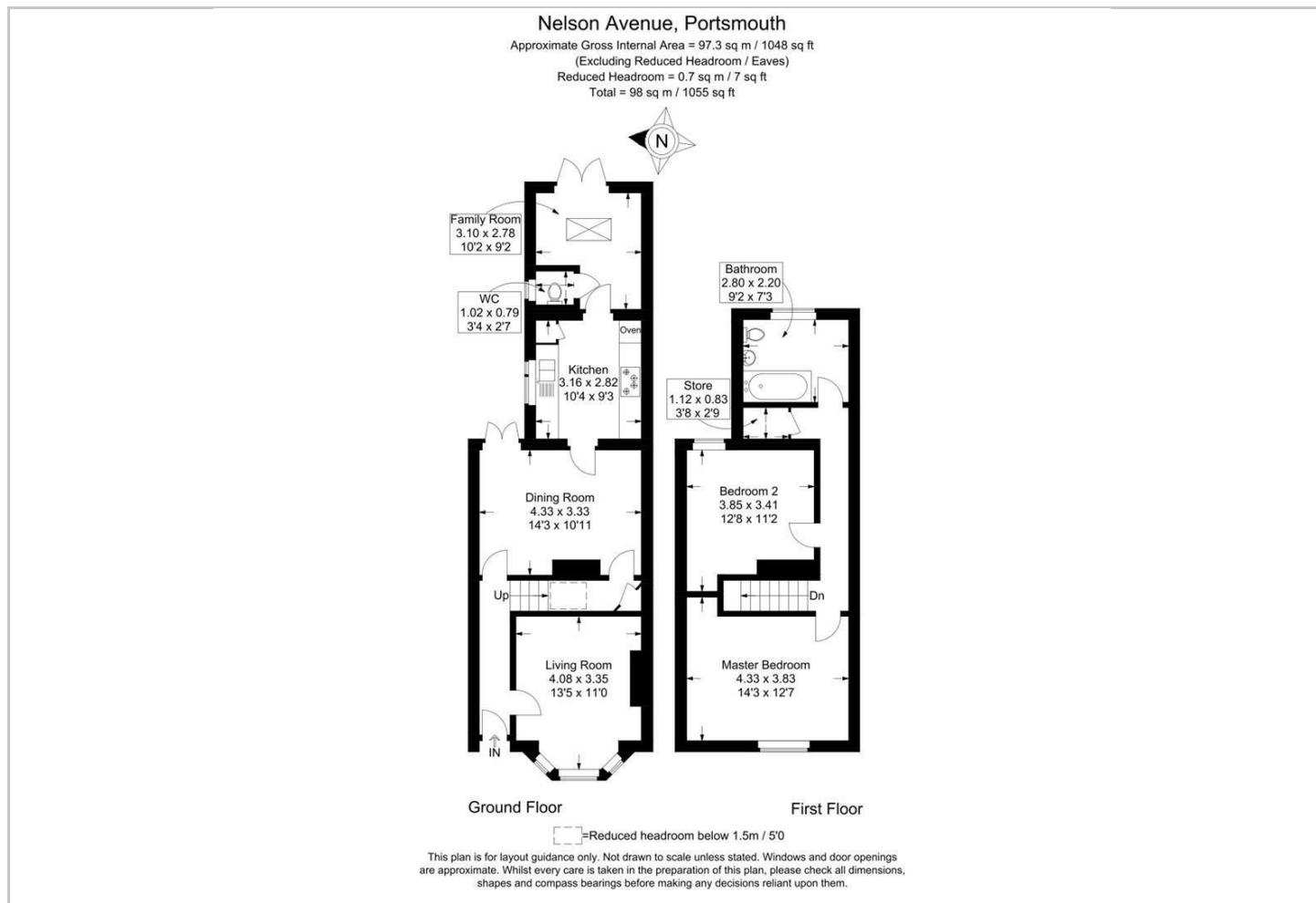
Hybrid Map



Terrain Map



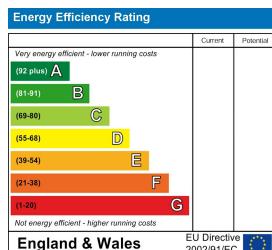
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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