



## Napier Road, Hampshire, PO5 2RB £1,650 Per Calendar Month

GD3 Property are pleased to offer to the market this refurbished, spacious, four-bedroom town house on Napier Road, Southsea with a driveway and garden annex.

This property offers flexible living over three floors, the ground floor has an entrance hallway with a storage cupboard, a double bedroom to the front of the property, downstairs W.C and a lounge to the rear with access to the garden through Bi-fold Doors. There is a small garden and a brick-built annex which has had a new roof, been insulated, new door and window and the garage door is being replaced with an insulated garage door in the near future, perfect for using as a bar or home office.

The second floor has a huge double bedroom, or it could be used as a second lounge, a storage cupboard and a boiler cupboard with plumbing and drainage for the washing machine. To the rear of the property overlooking the garden there is an open plan kitchen/diner with a cooker and dishwasher. The top floor has two good sized double bedrooms, the family bathroom and also a shower room.

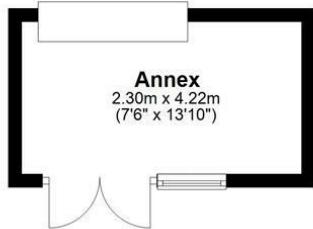
The property further benefits from double glazing throughout, gas central heating, the property has just been painted white from top to bottom and has driveway parking.

Please contact us to arrange your viewing of this lovely family home.

Napier Road, Hampshire, PO5 2RB

### Ground Floor

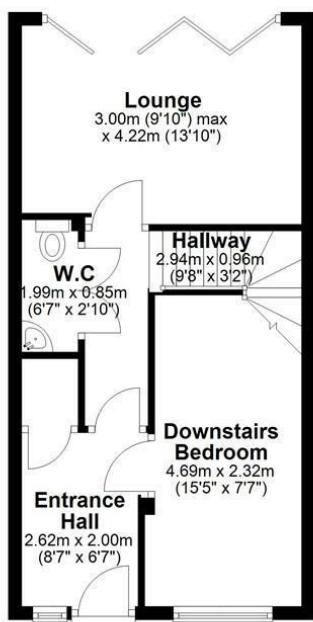
Approx. 46.7 sq. metres (502.3 sq. feet)



**Annex**  
2.30m x 4.22m  
(7'6" x 13'10")

### First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



**Lounge**  
3.00m (9'10") max  
x 4.22m (13'10")

**W.C.**  
1.99m x 0.85m  
(6'7" x 2'10")

**Hallway**  
2.94m x 0.96m  
(9'8" x 3'2")

**Downstairs Bedroom**  
4.69m x 2.32m  
(15'5" x 7'7")

**Entrance Hall**  
2.62m x 2.00m  
(8'7" x 6'7")

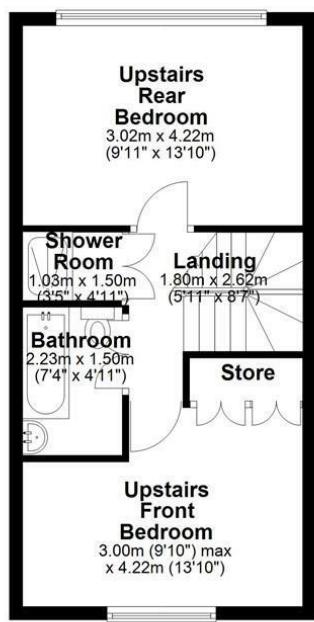
**Kitchen/Diner**  
3.02m x 4.22m  
(9'11" x 13'10")

**Landing**  
1.84m x 3.25m  
(6' x 10'8")

**First Floor Bedroom**  
3.71m x 4.22m  
(12'2" x 13'10")

### Second Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



**Upstairs Rear Bedroom**  
3.02m x 4.22m  
(9'11" x 13'10")

**Shower Room**  
1.03m x 1.50m  
(3'5" x 4'11")

**Landing**  
1.80m x 2.62m  
(5'11" x 8'7")

**Bathroom**  
2.23m x 1.50m  
(7'4" x 4'11")

**Store**

**Upstairs Front Bedroom**  
3.00m (9'10") max  
x 4.22m (13'10")

Total area: approx. 120.6 sq. metres (1298.2 sq. feet)

