

Welcome to

# 124 Orchard Road

## ENTRANCE HALL

Tiled flooring, feature arch to ceiling, under stairs cupboard, door with stairs leading down to basement room currently used as storage with radiator. Stairs to landing, doors into :-

## BEDROOM

14' 10" x 11' 9" (4.52m x 3.58m)  
Double glazed bay window to front aspect, radiator, textured and coved ceiling, feature fire place with surround.

## BEDROOM

12' 7" x 9' 3" (3.84m x 2.82m)  
Textured and coved ceiling, wood flooring, feature fire place, radiator, door to side leading to garden.

## LIVING ROOM

12' 11" x 12' 2" (3.94m x 3.71m)  
Smooth and coved ceiling, double glazed bay window to side aspect, ceiling rose, wood flooring, feature fire place, through into :-

## KITCHEN

9' 10" x 8' 10" (3m x 2.69m)  
Smooth and coved ceiling, wall and base units, wood laminate flooring, space for cooker, washing machine, fridge and freezer, double glazed window to side aspect, door to rear garden.

## LANDING

Textured and coved ceiling, feature arch mould, doors into :-

## BEDROOM

15' 1" x 11' 11" (4.6m x 3.63m)  
Textured and coved ceiling, double glazed window to front aspect, radiator

## BEDROOM

11' 5" x 9' 3" (3.48m x 2.82m)  
Smooth and coved ceiling, double glazed window to side, wood flooring, feature fire place, storage cupboard.

## BEDROOM

9' 10" x 8' 10" (3m x 2.69m)  
Textured and coved ceiling, double glazed window to rear aspect, wood flooring, storage cupboard.

## SHOWER ROOM

Obscure window to side aspect, shower cubicle, low level w/c, wash hand basin, radiator.

## BATHROOM

Obscure window to side aspect, bath with shower over, wash hand basin, low level w/c.

## Outside

Courtyard style with storage shed

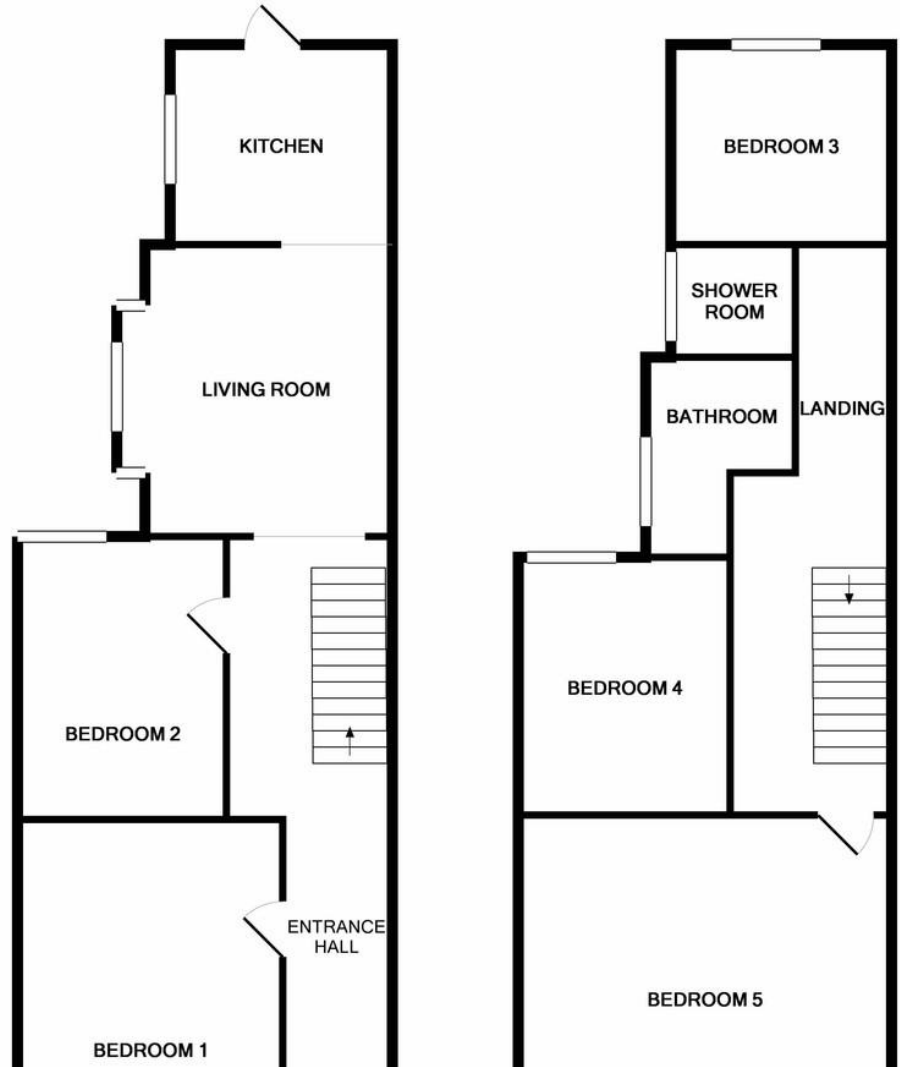


EPC Rating: 70  
Council Tax Band:





*Floorplan*



## Property Features

- Attention Investors
- C4 Registered
- Five Bedrooms
- Bathroom
- Shower Room
- Great Southsea Location
- Close to local shops and amenities
- Free university bus stop minutes away
- Basement
- £1,600 pcm

## Kings Estates

67 Albert Road, Southsea, Hampshire, PO5 2SG

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

ASKING PRICE OF  
**£289,995**

**023 9229 8080**

