



**\*\*THREE BEDROOM TERRACED HOUSE\*\***  
**\*\*CHAIN FREE\*\***

GD3 Property welcomes to the market this three-bedroom terraced house on Beatrice Road in Southsea, offering a great opportunity.

The property includes two reception rooms, three well-proportioned bedrooms, a modern kitchen, a downstairs bathroom, and a medium-sized garden.

This sale benefits from being chain-free, allowing for a straightforward purchase and quicker move-in. With its combination of space, location, and potential, it's an appealing choice for both homeowners and investors.

Contact us today to arrange a viewing.

Tenure: Freehold  
EPC: C until 2028  
Council Tax: B



### Reception room

10'9" x 12'4"

Double glazed window to front, fitted carpet, radiator, wall mounted cupboard housing meters and fuses, openway to:-

### Kitchen

11'2" x 7'9"

Double glazed window to side, wall mounted boiler, inset ceiling spotlights, radiator, extractor fan, range of fitted wall and base kitchen units comprising cupboards and drawers with roll top work surfaces over and tiling to splashbacks, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner gas hob with oven below and extractor hood above, space for fridge/freezer, openway to:-

### Bathroom

9'4" x 5'4" plus 3'0" x 2'9"

'L' shaped room with double glazed window to rear, tiling to walls, ceramic tiled floor, radiator, white suite comprising:-panelled bath with mixer tap plus shower attachment, pedestal hand basin and low level W.C.

### Bed 1

10'11" x 9'1"

### Bed 2

10'11" x 12'4"

Double glazed window to front, radiator, fitted carpet.

### Bed 3

10'11" x 9'1"

Double glazed window to rear, radiator, fitted carpet.

### Bed 4/Reception Room

10'5" x 7'10"

Double glazed window to rear, radiator, fitted carpet.

### Garden

### Disclaimer

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

### AML

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