

# PERCY ROAD

SOUTHSEA | HAMPSHIRE | PO4 0BJ



£229,950

Freehold

- Traditional Two Bedroom Terrace House
- Located within Central Southsea
- South Facing Rear Garden
- Walking Distance to Southsea Seafront
- Two Double Bedrooms : Downstairs Bathroom
- Double Glazing : Gas Central Heating
- Offered with No Forward Chain
- Viewing Advised!





## In Brief

We are delighted to offer for sale this beautifully presented two bedroom terrace house, which is being offered with no forward chain.

The property is perfectly positioned within walking distance of Southsea Seafront, Palmerston Road, and Albert Road, where you will find the prestigious Kings Theatre on your doorstep.

The internal accommodation comprises of Sitting Room, Dining Room, Kitchen with space for Freestanding appliances with doors onto the rear garden, and two double bedrooms on the first floor.

The property further benefits from double glazing, gas central heating, and a south facing rear garden.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

£229,950

## KEY FACTS

TENURE: Freehold

EPC: 'D'

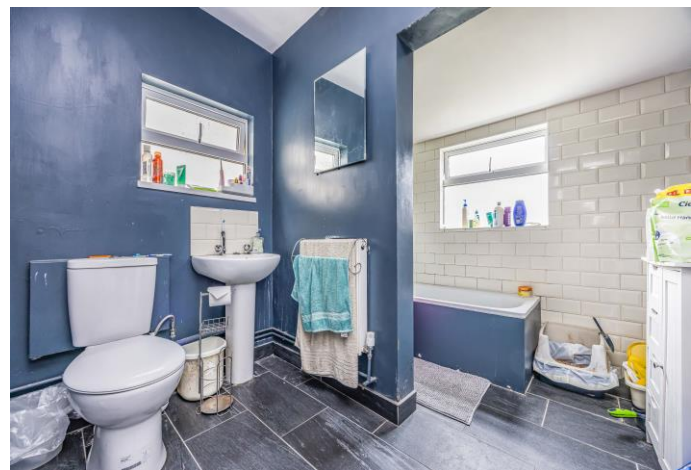
COUNCIL TAX BAND: 'B'





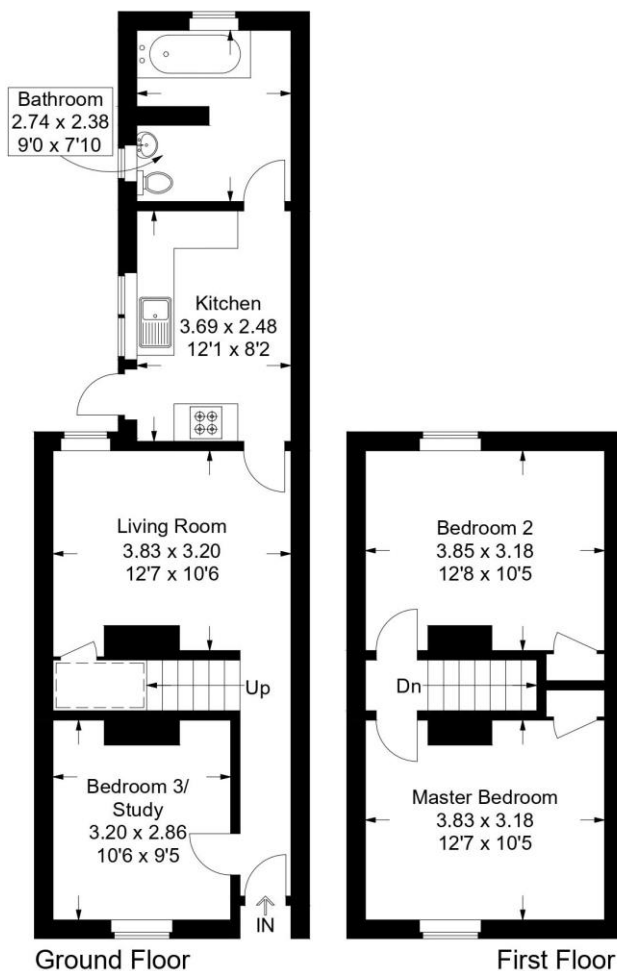
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## Percy Road, Southsea

Approximate Gross Internal Area = 73.2 sq m / 788 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 1.0 sq m / 11 sq ft  
 Total = 74.2 sq m / 799 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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