

£245,000

SOUTHAMPTON ROAD, PORTSMOUTH, PO6 4RX



- Two Double Bedrooms
- Entrance Porch
- Lounge
- Fitted Kitchen/Diner
- Shower Room
- UPVC Double Glazed Windows
- Electric Heating
- Low Maintenance Gardens
- Allocated Parking Space
- No Onward Chain

Portchester Office

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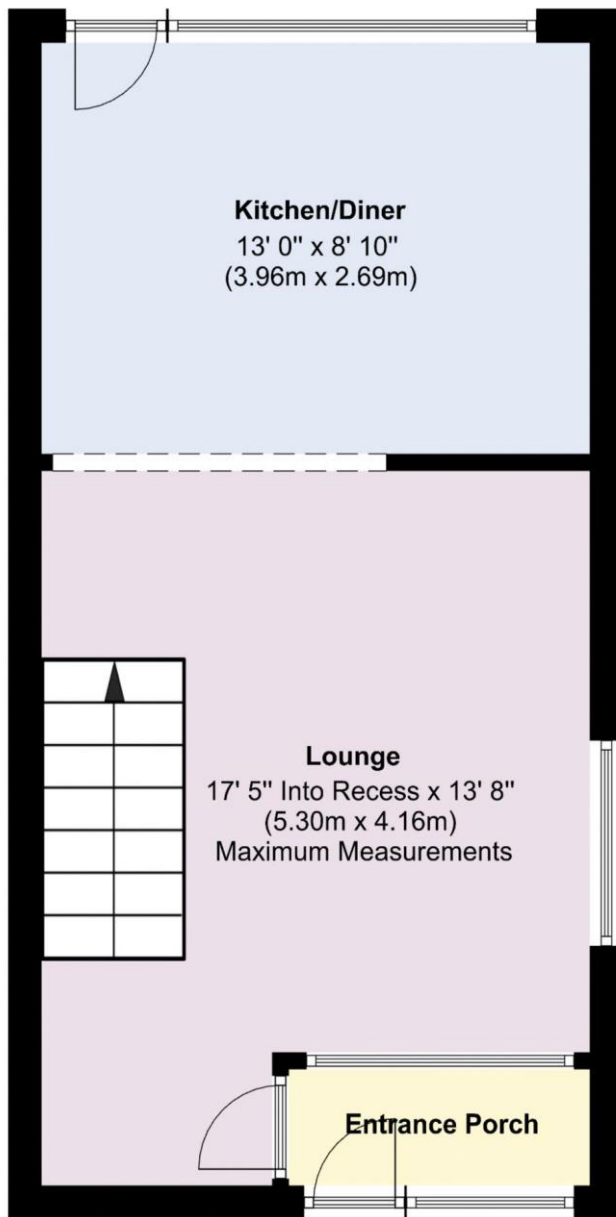
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

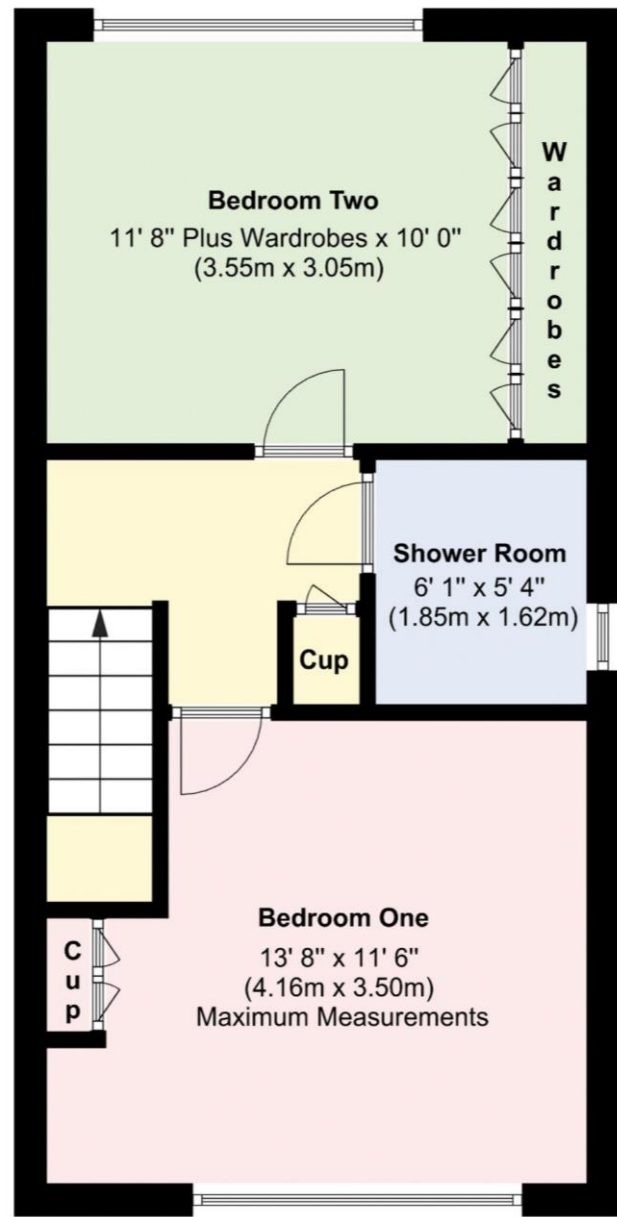
Property Reference: P2819

Council Tax Band: C

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Porch:-

UPVC double glazed window to front elevation. Further glazed internal door to:

Lounge:-

17' 5" Into Recess x 13' 8" (5.30m x 4.16m) Maximum Measurements

UPVC double glazed window to front elevation and further UPVC double glazed eye level window to side elevation, stairs to first floor, TV aerial point, wall mounted heater, cupboard housing meters and textured ceiling. Walkway to:



Kitchen/Diner:-

13' 0" x 8' 10" (3.96m x 2.69m)

UPVC double glazed window and part double glazed door overlooking and accessing the rear garden, fitted range of base, eye level and larder style storage units, roll top work surfaces, single bowl sink unit with mixer tap, part tiled walls, space for cooker with concealed extractor above, space and plumbing for washing machine and slimline dishwasher, recess for fridge and separate freezer, space for table and chairs, part tiled floor, two wall mounted electric heaters and textured ceiling.



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First Floor Landing:-

Built-in airing cupboard, textured ceiling and access to part boarded loft via fitted ladder. Doors to:

Bedroom One:-

13' 8" x 11' 6" (4.16m x 3.50m) Maximum Measurements

UPVC double glazed window to front elevation with views towards Portsmouth Harbour and beyond, wall mounted electric heater, built-in storage cupboards and textured ceiling.



Bedroom Two:-

11' 8" Plus Wardrobes x 10' 0" (3.55m x 3.05m)

UPVC double glazed window to rear elevation overlooking the garden, built-in wardrobes, wall mounted electric heater and textured ceiling.

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Shower Room:-

6' 1" x 5' 4" (1.85m x 1.62m)

Opaque UPVC double glazed window to side elevation, suite comprising: shower cubicle with Aqualisa shower, WC with concealed cistern and shelf above, wash hand basin inset vanity unit with mixer tap and matching base storage to side, tiled walls, chrome heated towel rail, extractor fan and textured ceiling.



Outside:-

Low maintenance front garden, mainly laid to shingle, lawn area, plants and hedging to sides with allocated parking to rear accessed via Farmlea Road.

Rear Garden:-

Low maintenance, shingle and shrubs to borders.



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