



**Nesbits**

Established 1921

**42 Curzon Howe Road, Portsea, Portsmouth, PO1 3BZ**

**Price £325,000**

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WELL-SITUATED within a Conservation Area close to Gunwharf Quays and Portsmouth's Historic Dockyard, this extended THREE BEDROOM FAMILY HOUSE benefits from replacement double-glazing, gas central heating, and 47ft westerly garden. Tree-lined Curzon Howe Road runs between Queen Street and Kent Street, No. 42 being on the west side a short distance from the latter. This popular residential address is a level walk of around a quarter of a mile only from both Gunwharf Quays leisure and retail complex and The Historic Dockyard (Victory, Warrior and Mary Rose), whilst also within comfortable reach of a wider range of public amenities including: main-line stations, links to The Isle of Wight, Portsmouth University Campus, various good schools, Commercial Road and Palmerston Road shopping centres, etc.



Dating from around 1920, this inner-terrace property has brick and rendered elevations under a modern tiled roof, the facade incorporating splay bay window. It stands behind a deep forecourt, whilst to the rear is a larger than average, sunny garden extending to about 47ft. Full particulars of this opportunity are given as follows:

Composite front door to:

### **ENTRANCE LOBBY**

Wood-laminate flooring. Single panel radiator. Facing staircase to first floor. Door to:

### **LOUNGE**

12'10 x 12'2 (3.91m x 3.71m)

Coved, textured Artex ceiling. Splay bay window to front elevation having UPVC replacement double-glazing. Wood-laminate flooring. Double panel radiator. Cupboard under stairs housing gas and electricity meters. Doorway to:

### **KITCHEN/BREAKFAST ROOM**

15'4 x 11'1 (4.67m x 3.38m)

Fitted in 'Scandi' style with: double bowl stainless steel sink unit having mixer tap plus cupboard under, wall cupboards, free-standing "island" unit. Recess for range-style oven. Double panel radiator.

UPVC replacement double-glazed window. Through to:

### **INNER LOBBY**

And to:

### **BATHROOM & W.C.**

8'2 x 5'6 (2.49m x 1.68m)

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, low flush w.c. Single panel radiator. Tiled walls and floor. 'Heatline' gas fired central heating and hot water boiler. UPVC replacement obscure double-glazed window.

### **REAR LIVING/DINING ROOM**

12'2 x 8'3 (3.71m x 2.51m)

A single-storey extension. Tiled floor. Plumbing for washing machine. Pair of UPVC replacement double-glazed French doors to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Wood-laminate flooring.

#### **BEDROOM ONE**

12'1 x 10'9 (3.68m x 3.28m)

One large and one small UPVC replacement double-glazed window to front elevation. Wood-laminate flooring. Single panel radiator. Fitted SHOWER cubicle.

#### **BEDROOM TWO**

11'0 x 8'7 (3.35m x 2.62m)

UPVC replacement double-glazed window to rear elevation. Wood-laminate flooring.

#### **BEDROOM THREE**

8'0 x 6'4 (2.44m x 1.93m)

UPVC replacement double-glazed window to rear elevation. Wood-laminate flooring. Access, via hatch, to:

#### **LOFT SPACE**

Boarded, and with 'Velux' roof window to rear slope.

#### **OUTSIDE**

FRONT: Deep forecourt, laid to paving, with walled surround.

REAR: Depth: 47'0 (14.33m) Width: 15'5 (4.70m) Generous garden laid to brick paving and having westerly aspect; walled and fenced surround; shed; rear pedestrian gate.

#### **COUNCIL TAX**

Band 'B' - £1,614.24 per annum (2024-25).

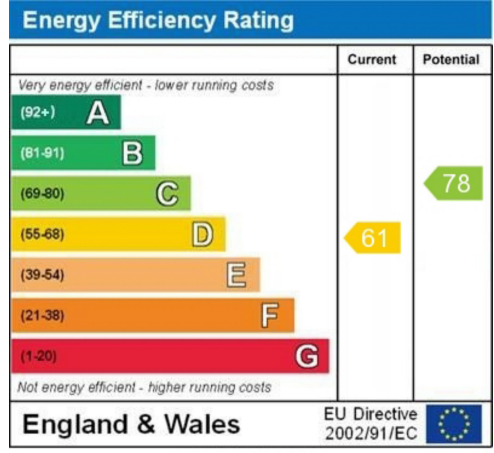
#### **EPC 'D'**

#### **VIEWING**

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17749/044290)







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