



Nesbits

Established 1921

10 Collins Road, Southsea, PO4 9NZ

Price £329,500

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Enjoying a highly sought-after location just a QUARTER OF A MILE FROM THE SEAFRONT, this THREE BEDROOM FAMILY HOUSE benefits from gas fired central heating, replacement double-glazing, equipped kitchen, flexible garden room with cloakroom, and 41ft garden. Part of a pleasant and desirable residential area, Collins Road runs between Kimberley Road and Chitty Road, having Highland Road to the north and Festing Grove to the south. The Seafront is within comfortable walking distance whilst Southsea Town Centre (Palmerston Road Shopping Precinct) is a little over one mile to the west. This position grants ready access to a wide range of public amenities, including leisure and recreation, bus services, various schools, main-line station, shops and eateries.



The house itself is of attractive appearance, retaining its brick elevations, the facade incorporating single bay window and recessed porch, all under a modern tiled roof. It stands behind a shallow forecourt whilst to the rear is a larger than average garden at some 41ft in length. Available now with the further asset of NO ONWARD CHAIN, full particulars of this appealing opportunity are given as follows and early enquiry is recommended:

Quarry-tiled path to RECESSED PORCH having part-glazed front door to:

ENTRANCE HALL

Coved, Artex ceiling. Facing staircase to first floor having turned-wood balustrade and newel posts together with useful storage cupboard under housing gas meter. Single panel radiator. Electricity meter and circuit breakers.

LIVING ROOM

13'1 x 10'4 (3.99m x 3.15m)

Coved ceiling with period rose. Splay bay window to front elevation having UPVC replacement double-glazing. Contemporary electric fire with remote operation. Single panel radiator.

CENTRAL KITCHEN

10'6 x 8'2 (3.20m x 2.49m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric double oven, 4-ring gas hob

with extractor, 'fridge/freezer, dishwasher, and washing machine. Single panel radiator. Obscure-glass 'window' to Living Room. UPVC replacement double-glazed window to rear elevation. Coved Artex ceiling.

DINING ROOM

10'10 x 10'4 (3.30m x 3.15m)

Coved, Artex ceiling. UPVC replacement double-glazed window to side elevation. Single panel radiator. Pair of UPVC and double-glazed French doors to:

GARDEN ROOM

10'11 x 8'6 (3.33m x 2.59m)

A brick-built rear extension. Rectangular skylight. UPVC double-glazed windows to side and rear elevations; similar door to garden. Door to:

CLOAKROOM & W.C.

Contemporary white suite comprising: pedestal handbasin and low flush w.c.

FIRST FLOOR

LANDING

Coved, textured Artex ceiling with access to Loft Space.

BATHROOM & W.C.

6'8 x 4'9 (2.03m x 1.45m)

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, and low flush w.c. Single panel radiator. UPVC replacement obscure double-glazed window to side elevation. Coved, textured Artex ceiling.

BEDROOM ONE

13'10 x 10'7 (4.22m x 3.23m)

Coved, textured Artex ceiling. UPVC replacement double-glazed window to front elevation. Single panel radiator.

BEDROOM TWO

10'6 x 8'3 (3.20m x 2.51m)

Coved, textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Single panel radiator.

BEDROOM THREE

10'4 x 5'8 (3.15m x 1.73m)

Plus door recess. Coved, textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Single panel radiator. Full-height fitted cupboard housing 'Vokera' gas fired central heating and hot water boiler.

OUTSIDE

FRONT: Shallow, walled forecourt.

REAR: Depth: 41'4 (12.60m) Width: 14'5 (4.39m) Generous garden; laid to paving and decking with central bed; walled surround; northerly aspect.

EPC 'C'

COUNCIL TAX

Band 'C' - £1,844.85 per annum (2024-25).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17819/048312)





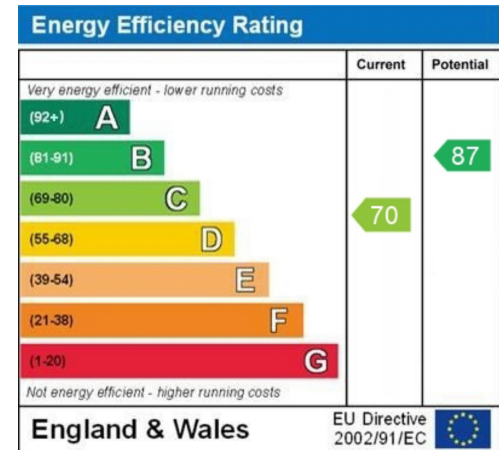
GROUND FLOOR



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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