



## 33 Hatfield Road

, Southsea, PO4 9DJ

**Asking price £280,000**

Welcome to this home in the desirable Southsea area. This charming terraced house offers a wonderful opportunity for both families and investors alike. Spanning an impressive 1,001 square feet, the property boasts three spacious double bedrooms, ensuring ample room for relaxation and rest. The upstairs bathroom is conveniently located, providing easy access for all residents.

The ground floor features two inviting reception rooms with bay windows, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and welcoming, making it an ideal space for family living.

One of the standout features of this property is its proximity to the seafront, shops, and schools, making it a prime location for those who appreciate the vibrant lifestyle Southsea has to offer. Whether you are taking a leisurely stroll along the beach or enjoying the local amenities, everything you need is just a stone's throw away.

Additionally, this home comes with the added benefit of no forward chain, allowing for a smooth and efficient purchase process. The new boiler, complete with a two-year warranty, as well as brand new fridge freezer, 5 year old oven & completely re-plastered 7 years ago, all adds to provide peace of mind and ensures comfort throughout the seasons.

With good rental returns, this property presents an excellent investment opportunity for those looking to expand their portfolio. Don't miss the chance to make this delightful house your new home or investment.

- **\*\*NO FORWARD CHAIN\*\***
- Three double bedrooms
- Upstairs bathroom
- Gas & Electrical safe certified
- New Boiler with 3 year warranty remaining
- Brand new fridge freezer
- Completely re-plastered in 2019
- Private garden
- Close to seafront, shops & schools
- Good rental returns for investors

View property

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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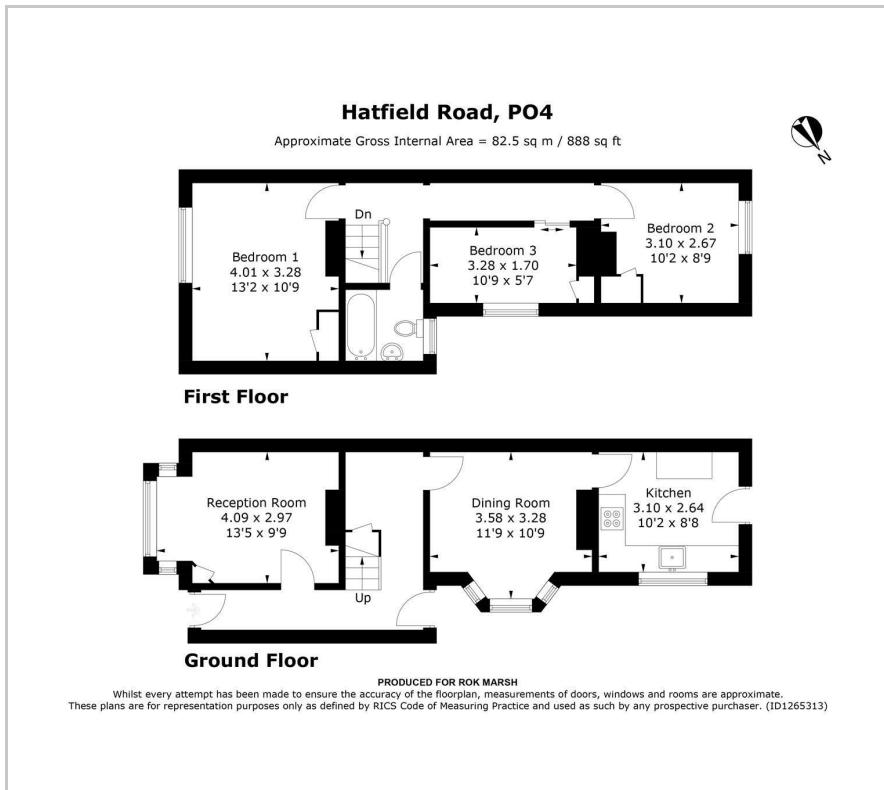


2



D

## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |   | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|--|---|---|-----------|
|  |   | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A | 83  |           |
| (81-91)  | B |   |           |
| (69-80)  | C | 63  |           |
| (55-68)  | D |   |           |
| (39-54)  | E |   |           |
| (21-38)  | F |   |           |
| (1-20)   | G |   |           |
| Not energy efficient - higher running costs              |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales  |   | EU Directive 2002/81/EC   |           |



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