



35 Military Road
Portsmouth, Hampshire PO3 5LS

Asking Price £350,000

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Sales, Rentals and Block Management

35 Military Road, Portsmouth, Hampshire PO3 5LS

We are pleased to offer for sale this 3 bedroom end of terrace family home, with garage, located within the sought after Military Road, Hilsea. The accommodation comprises 3 bedrooms, lounge, separate dining room, fitted kitchen, conservatory, ground floor WC and first floor bathroom. The property benefits from a 50' enclosed rear garden with side pedestrian access. Located in this convenient location close to A27 & M27.

Entrance Hall

Double glazed front door leading to this good size entrance hall, stairs to first floor with under stairs storage area, coved ceiling, radiator.

Lounge

18'4 into bay x 12' (5.59m into bay x 3.66m)
Double glazed bay window to front, open fireplace with wood burner and mantelpiece over. Picture rail, dado rail.

Dining Room

14'4 x 11'1 (4.37m x 3.38m)
Double doors to rear leading to conservatory, serving hatch to kitchen, gas fire with mantelpiece over, coved and textured ceiling.

Kitchen

19'1 x 8'8 max (5.82m x 2.64m max)
One and a half bowl stainless steel sink unit with range of kitchen cupboards. Tiled flooring, part tiled walls, archway to:

Conservatory

12'1 x 9'2 (3.68m x 2.79m)
Tiled flooring, cupboard housing boiler, plumbing for washing machine, radiator, double glazed window to side, double glazed doors to garden, opening to:

Lobby

Double glazed door to garden.

WC

2'5 x 4'5 (0.74m x 1.35m)
WC, double glazed window to rear.

First Floor Landing

Hatch to loft.

Bedroom 1

18'1 into bay x 10'8 (5.51m into bay x 3.25m)
Double glazed bay window to front, range of fitted wardrobes, coved ceiling, radiator.

Bedroom 2

14'1 x 10'8 (4.29m x 3.25m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom 3

10'8 x 7'5 (3.25m x 2.26m)
Double glazed window to rear, picture rail, fitted wardrobe, radiator.

Bathroom

5'6 x 7'5 (1.68m x 2.26m)
White suite comprising bath with shower over, wash hand basin, WC, tiled walls, tiled flooring, heated towel rail, double glazed window to rear.

Garden

50' (15.24m)
Enclosed rear garden with fenced boundaries, decking area, lawn area, outside tap, side pedestrian access, door to:

Garage

16' x 8'9 (4.88m x 2.67m)

Additional Information

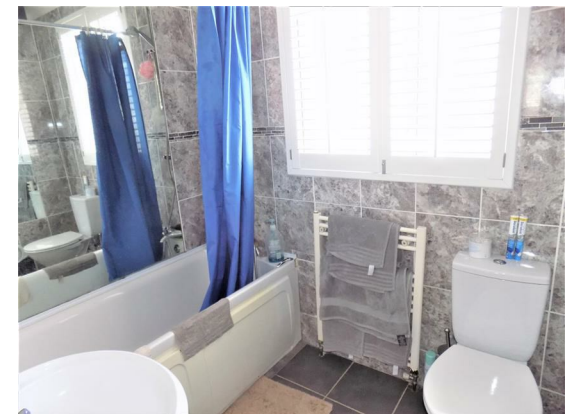
Tenure - Freehold

The information provided about this property does not constitute or form part of an offer or contract, nor may it be

used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor

First Floor

Military Road, Portsmouth, PO3 5LS

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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