



35 Tranmere Road  
Southsea, PO4 8HP

**Asking Price £250,000**

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Sales, Rentals and Block Management



## 35 Tranmere Road, Southsea, PO4 8HP

We are pleased to bring to the market this 2 bedroom home located in this popular area close to shops, bus routes, schools, Bransbury Park & Milton Park. Views over Bransbury Park to the rear of the property. The accommodation comprises 2 bedrooms, first floor bathroom, lounge, separate dining room, fitted kitchen. The property is fitted with double glazing, gas central heating and an enclosed rear garden.

### Entrance Hall

Double glazed front door, coved and textured ceiling, dado rail, meter cupboard, radiator, stairs to first floor.

### Lounge

11'6 into bay x 9'9 (3.51m into bay x 2.97m)

Double glazed bay window to front, radiator, feature fireplace with mantelpiece over, dado rail, coved ceiling, central ceiling rose.

### Dining Room

10'3 x 13'1 (3.12m x 3.99m)

Double glazed window to rear, stripped and varnished floorboards, radiator, dado rail, under stairs storage cupboard.

### Kitchen

8'5 x 8'4 (2.57m x 2.54m)

Single drainer stainless steel sink unit with wall and base units, oven, hob, space for fridge, plumbing for washing machine, part tiled walls, laminate flooring, radiator, textured ceiling, hatch to loft, double glazed window to rear, double glazed door to garden.

### First Floor Landing

Hatch to loft.

### Bedroom 1

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

Two double glazed windows to front, radiator, textured ceiling, storage space/wardrobe area with hanging rail.

### Bedroom 2

10'4 x 7'2 (3.15m x 2.18m)

Double glazed window to rear with views over Bransbury Park, textured ceiling, radiator, storage space/wardrobe area with hanging rail, wall mounted Worcester boiler.

### Bathroom

6'5 x 5'5 (1.96m x 1.65m)

Double glazed window to rear, bath with shower attachment, wash hand basin, WC, tiled flooring, tiled walls, heated towel rail.

### Garden

Enclosed rear garden with walled and fenced boundaries, shrub and flower borders, lawn area, patio area.

### Additional Information

Tenure - Freehold

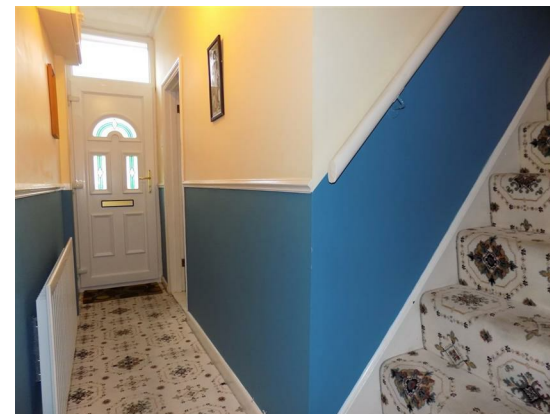
Council Tax - Band B - £1540.59pa

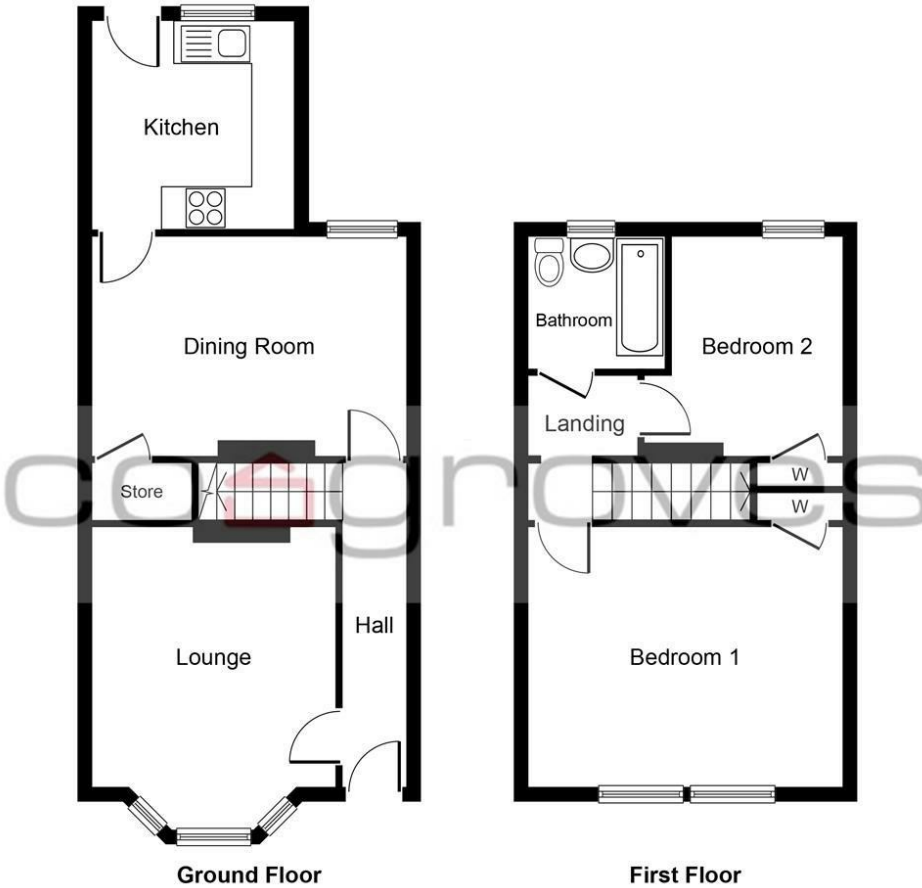
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confirmed.

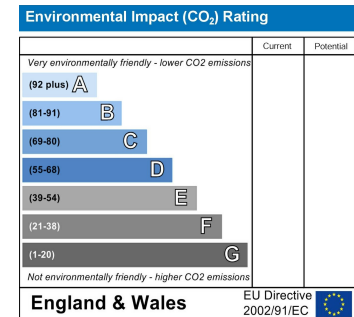
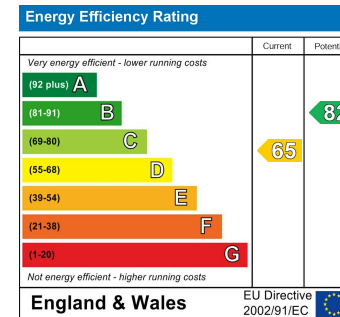
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