



60 Amberley Road
Portsmouth, PO2 0TQ
Offers Over £375,000

co**groves**
Sales, Rentals and Block Management

60 Amberley Road, Portsmouth, PO2 0TQ

GUIDE PRICE £375,000-£390,000. Looking for a southerly facing rear garden with pedestrian access and garage? We are pleased to offer for sale this recently refurbished 4 bedroom family home located in this requested area. The accommodation comprises 4 bedrooms, 2 good size reception rooms, newly fitted kitchen with appliances, conservatory, ground floor shower room and first floor bathroom. The property is fitted with double glazing, gas central heating and is offered with no chain.

Entrance Hall

Part glazed front door with stained glass windows, picture rail, dado rail, ceiling rose, radiator, oak flooring, stairs to first floor with under stairs storage cupboard housing meters.

Lounge

13'6 into bay x 13'3 (4.11m into bay x 4.04m)

Double glazed bay window to front, attractive fireplace with coal effect gas fire, ceiling rose, picture rail, oak flooring.

Dining Room

13'7 x 13'6 (4.14m x 4.11m)

Double doors to rear leading to conservatory and kitchen. Ceiling rose, radiator, oak flooring.

Kitchen

13'3 x 9'4 max (4.04m x 2.84m max)

Newly fitted kitchen comprising one-and-a-half bowl sink unit with range of wall and base cupboards with works surfaces over. Fitted oven, hob, extractor, washing machine, integrated dishwasher, space for fridge freezer. Double glazed window to rear overlooking garden. Radiator, spot lights.

Conservatory

9'2 x 9'6 (2.79m x 2.90m)

Double glazed doors and windows to rear overlooking garden. Radiator, oak flooring.

Shower Room

6' x 6' max measurements (1.83m x 1.83m max measurements)

Shower cubicle, wash hand basin, WC, tiled walls, laminate flooring, extractor, heated towel rail.

First Floor Landing

Coved ceiling, radiator, newly fitted carpet.

Bedroom 1

13'6 into bay x 13'3 (4.11m into bay x 4.04m)

Double glazed bay window to front, coved ceiling, radiator, newly fitted carpet.

Bedroom 2

11'5 x 13'6 (3.48m x 4.11m)

Double glazed window to rear, coved ceiling, radiator, dado rail, newly fitted carpet.

Bedroom 3

7'6 x 7'4 (2.29m x 2.24m)

Double glazed window to front, coved ceiling, picture rail, radiator, newly fitted carpet.

Bathroom

5'8 x 6' (1.73m x 1.83m)

White suite comprising bath with shower over, wash hand basin, WC, tiled walls, tiled flooring, heated towel rail, double glazed window to rear.

Top Floor Landing

Skylight window to rear, storage cupboards, newly fitted carpet.

Bedroom 4

14'5 x 12'4 max measurements (4.39m x 3.76m max measurements)

Skylight windows to front and rear, radiator, eves storage cupboard, newly fitted carpet.

Garden

30' x 20 (9.14m x 6.10m)

Southerly facing rear garden with rear pedestrian access and door leading to garage. Artificial grass area, decking, outside tap.

Garage

16'6 x 8' (5.03m x 2.44m)

Double doors to garage.

Additional Information

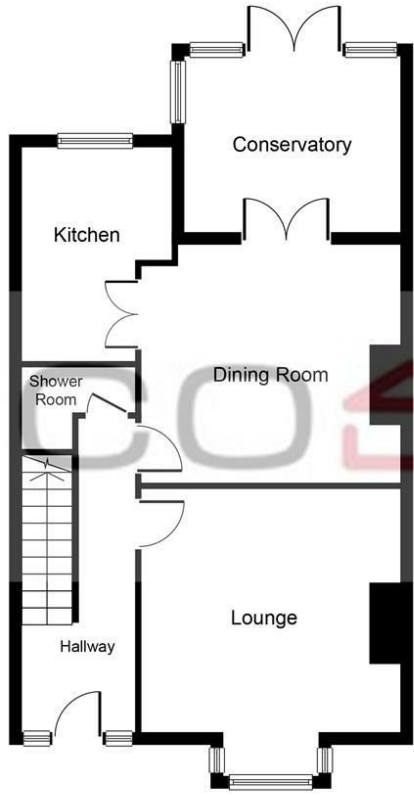
Tenure - Freehold

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.

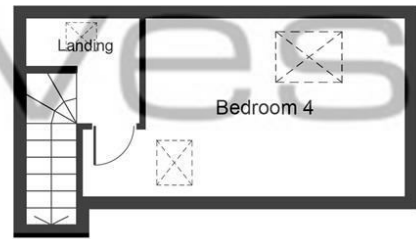




Ground Floor

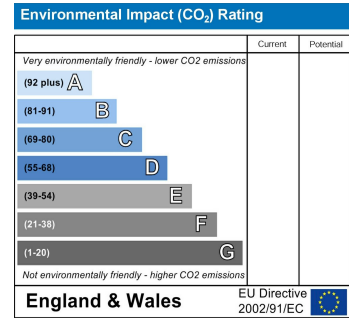
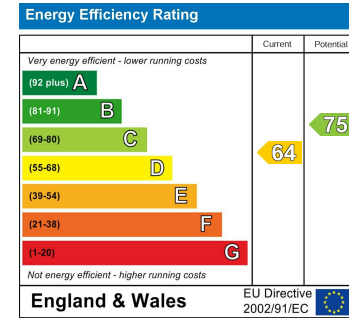


First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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