



48 Purbrook Road
Portsmouth, PO1 5BH
Asking Price £180,000

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

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We are pleased to bring to the market this 2 bedroom end of terrace home with southerly facing rear garden. The property does require updating throughout but has been priced accordingly. The accommodation comprises 2 double bedrooms, 2 reception rooms, kitchen and ground floor bathroom. The property is fitted with double glazing, gas central heating and is being offered with no chain.

Entrance Hall

Laminate flooring, meter cupboard, stairs to first floor.

Lounge

10'4 x 10'8 (3.15m x 3.25m)

Double glazed window to front, laminate flooring, radiator.

Dining Room

10'4 x 10' (3.15m x 3.05m)

Double glazed window to rear, radiator, under stairs storage cupboard.

Kitchen

10'2 x 7'7 (3.10m x 2.31m)

Single drainer stainless steel sink unit with wall and base cupboards, double glazed window to side, wall mounted Vaillant gas boiler.

Lobby

Double glazed door to garden, door to:

Bathroom

6'8 x 4'8 (2.03m x 1.42m)

White suite comprising bath, WC, wash hand basin, tiled walls, double glazed window to side, heated towel rail.

First Floor Landing

Hatch to loft.

Bedroom 1

10'2 x 12'10 (3.10m x 3.91m)

Double glazed window to front, built in cupboard, radiator, feature fireplace.

Bedroom 2

10'4 x 12'2 (3.15m x 3.71m)

Double glazed window to rear, built in cupboard, radiator, feature fireplace.

Southerly Facing Garden

Enclosed southerly facing rear garden with walled and fenced boundaries, timber shed, outside tap.

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.

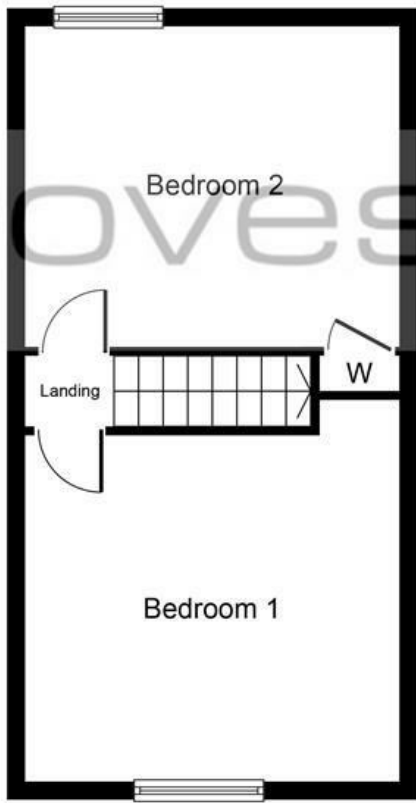
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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





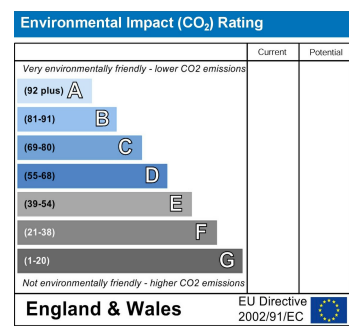
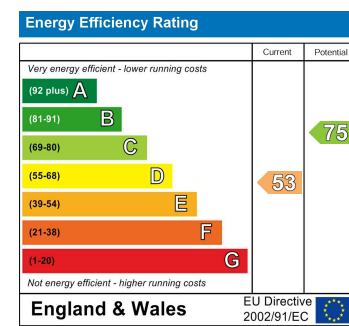
Ground Floor



First Floor

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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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cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

