



28 Mafeking Road
Southsea, PO4 9BE

Asking Price £240,000

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Sales, Rentals and Block Management

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We are pleased to bring to the market this well presented 2 bedroom home with southerly facing rear garden. The accommodation comprises 2 double bedrooms, lounge, dining room, fitted kitchen with range of appliances, ground floor bathroom with separate shower cubicle. The property is fitted with double glazing, gas central heating and is offered with no chain.

Entrance Hall

Part glazed front door, laminate flooring, textured ceiling, meter cupboard, stairs to first floor.

Lounge

13'6 into bay x 9'9 (4.11m into bay x 2.97m)

Double glazed bay window to front, oak effect luxury vinyl tile flooring, radiator, textured ceiling, mantelpiece surround.

Dining Room

11'5 x 13'1 (3.48m x 3.99m)

Double glazed window to rear, laminate flooring, textured ceiling, radiator, under stairs storage cupboard housing consumer unit.

Kitchen

11'3 x 9'1 (3.43m x 2.77m)

Double glazed window to side, single drainer stainless steel sink unit with range of wall and base cupboards, built in oven, hob, extractor, washing machine, tumble dryer, fridge freezer, part tiled walls, Welsh slate effect luxury vinyl tile flooring, wall mounted Vaillant gas boiler, hatch to loft, coved ceiling, radiator.

Lobby

9'5 x 2'8 (2.87m x 0.81m)

Tiled flooring, textured ceiling, double glazed door to garden.

Bathroom

8'6 x 5'3 (2.59m x 1.60m)

White suite comprising bath, shower cubicle, WC, wash hand basin with

cupboards below, radiator, extractor, spotlights, tiled walls and flooring, double glazed window to rear. Reference to appliances and/or services does not imply they have been tested.

First Floor Landing

Hatch to loft.

Bedroom 1

11'3 x 13'1 (3.43m x 3.99m)

Double glazed window to front, textured ceiling, radiator.

Bedroom 2

11'5 x 13'1 (3.48m x 3.99m)

Double glazed window to rear, textured ceiling, radiator, storage cupboard.

Southerly Facing Garden

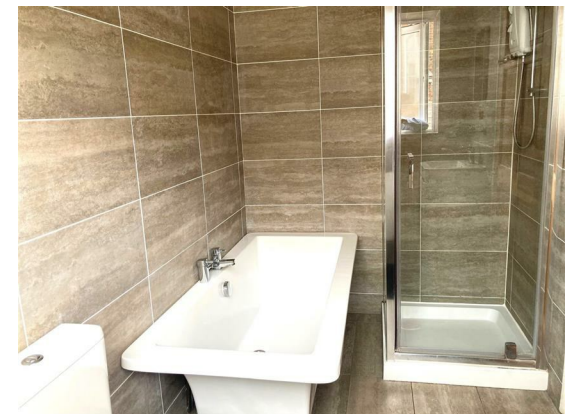
Enclosed southerly facing rear garden with walled and fenced boundaries, Indian Sandstone paving, decking area.

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.



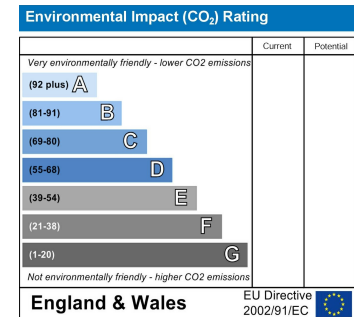
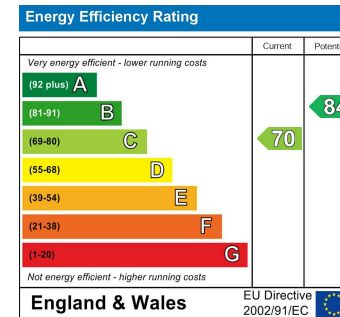


Ground Floor **First Floor**

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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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