



10 Norland Road
Southsea, PO4 0ED
Asking Price £250,000

cogroves

Sales, Rentals and Block Management

10 Norland Road, Southsea, PO4 0ED

We are pleased to bring to the market this 2 bedroom house with upstairs bathroom and loft room. The bright and airy accommodation comprises 2 bedrooms, lounge, dining room, fitted kitchen with range of appliances, first floor bathroom, loft room. The property is fitted with double glazing, gas central heating and enclosed rear garden. Conveniently placed in this quiet road close to Albert Road which offers an array of shops, bars, restaurants, cafes, coffee shops, supermarkets, bus routes and Kings Theatre. Fratton Train Station is also within a short walk.

Lounge

10'8 x 13' (3.25m x 3.96m)

Front door leading to lounge, stripped floorboards, coal effect gas fire with mantelpiece over. meter cupboard, opening to:

Dining Room

10' x 7'6 (3.05m x 2.29m)

Stripped floorboards, radiator, spotlights.

Kitchen

11' x 12'6 (3.35m x 3.81m)

Fitted kitchen comprising a one and a half bowl stainless steel sink unit with range of wall and base cupboards, built in double oven, hob, extractor, integrated fridge/freezer and dishwasher, part tiled walls, luxury wood effect vinyl flooring, spotlights, double glazed window to rear, double glazed doors to garden.

Inner Hall

9'9 x 4'9 (2.97m x 1.45m)

Stairs to first floor with under stairs storage area, plumbing for washing machine.

Rear Landing

Airing cupboard housing Worcester gas boiler, shelving.

Bathroom

7'2 x 7'4 (2.18m x 2.24m)

White suite comprising bath with shower over, shower screen, WC, wash hand basin, tiled walls, tiled effect laminate flooring, double glazed window to rear, extractor, spotlights, heated towel rail, hatch to loft space.

First Floor Landing

Hatch to main loft with drop down ladder.

Bedroom 1

10'8 x 13 (3.25m x 3.96m)

Double glazed window to front, radiator, laminate flooring.

Bedroom 2

9'10 x 7'6 (3.00m x 2.29m)

Double glazed window to rear, radiator.

Loft Room

10'6 x 11'8 (3.20m x 3.56m)

Skylight window to rear, radiator, eves storage.

Garden

20' x 13 (6.10m x 3.96m)

Enclosed rear garden with walled and fenced boundaries, laid to patio, raised decking area, outside tap.

Additional Information

Tenure - Freehold

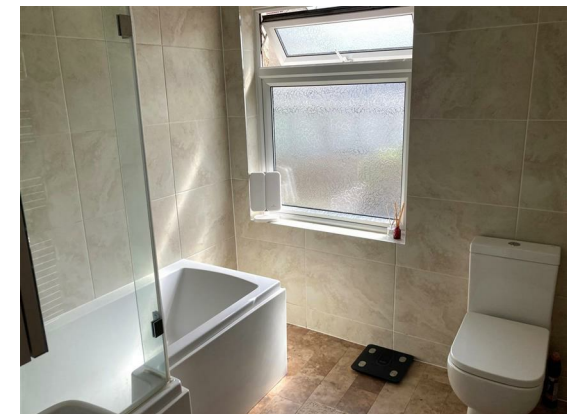
Council Tax - Band B

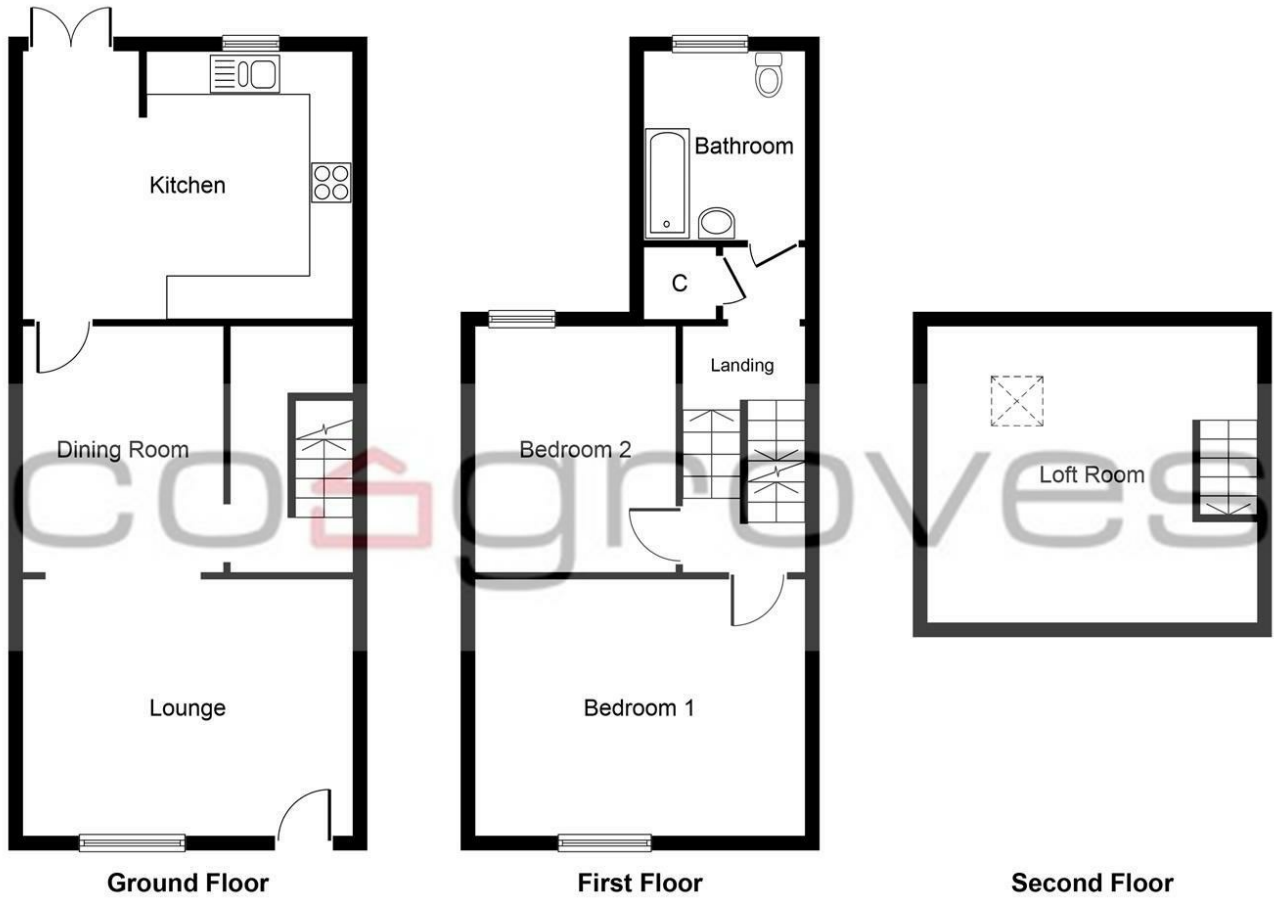
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.





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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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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