



1 Maurice Road
Southsea, PO4 8HH
Asking Price £300,000

co**groves**

Sales, Rentals and Block Management

1 Maurice Road, Southsea, PO4 8HH

We are pleased to bring to the market this 3 bedroom end of terrace home located in this cul-de-sac setting, close to Milton Road shops, Bransbury Park, Milton Park and schools. The bright and airy accommodation comprises 3 bedrooms, good size lounge/dining room, modern fitted kitchen, attractive re-fitted shower room, utility room. The property is fitted with double glazing, gas central heating and well presented low maintenance rear garden.

Entrance Hall

Double glazed front door, coved and textured ceiling, stairs to first floor, double doors to:

Lounge/Dining Room

24'9 x 9'8 (7.54m x 2.95m)

Double aspect room with double glazed bay window to front, double glazed window to rear, electric fire with mantle piece over, 2 radiators, coved and textured ceiling, under stairs storage cupboard housing meters.

Kitchen

11'1 x 7'9 (3.38m x 2.36m)

Refitted kitchen comprising one and a half bowl stainless steel sink unit with good range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, integrated dishwasher, part tiled walls, coved ceiling, 2 windows to side door to:

Utility Room

10'4 x 4' (3.15m x 1.22m)

Double glazed door to garden, space for fridge freezer, space for tumble dryer, plumbing for washing machine.

Shower Room

8'3 x 7'5 (2.51m x 2.26m)

Walk in double shower, wash hand basin, WC, part tiled walls, tiled flooring, 2 heated towel rails, extractor, spotlights, double glazed window to rear.

First Floor Landing

Hatch to loft.

Bedroom 1

10'4 x 13' to back of wardrobe (3.15m x 3.96m to back of wardrobe)

Double glazed window to front, radiator, coved and textured ceiling, good range of fitted wardrobes.

Bedroom 2

11'9 x 7'2 (3.58m x 2.18m)

Double glazed window to rear, radiator.

Bedroom 3

9'1 x 8'1 (2.77m x 2.46m)

Double glazed window to rear, radiator, cupboard housing Vaillant gas boiler.

Garden

28' x 15 (8.53m x 4.57m)

Enclosed low maintenance rear garden with fenced boundaries, laid to patio, 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.





Ground Floor **First Floor**
Maurice Road, Southsea, PO4 8HH

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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