



17 Rugby Road
Southsea, PO5 1SH
Asking Price £260,000

cogroves

Sales, Rentals and Block Management

17 Rugby Road, Southsea, PO5 1SH

We are pleased to offer for sale this 3 bedroom home with southerly facing rear garden. The accommodation comprises 3 bedrooms, open plan lounge/dining room, ground floor cloakroom, fitted kitchen, utility room, bathroom. The property is being offered with vacant possession. Situated in this convenient location close to Fratton Train Station and Albert Road, which offers an array of shops, cafes, bars restaurants and bus routes.

Porch

4'6 x 4' (1.37m x 1.22m)
Laminate flooring, door to:

Lounge/Dining Room

22'4 x 13 (6.81m x 3.96m)
Double glazed windows to front and rear, two radiators, laminate flooring, textured ceiling.

Inner Hall

Textured ceiling, stairs to first floor.

Cloakroom

5'1 x 2' (1.55m x 0.61m)
Double glazed window to side, WC, wash hand basin, part tiled walls, tiled flooring.

Kitchen

10'9 x 8' (3.28m x 2.44m)
Single drainer stainless steel sink unit with range of wall and base cupboards, fitted oven, hob, extractor, radiator, textured ceiling, double glazed window to side.

Lobby

Tiled flooring, door to:

Bathroom

6'5 x 5'7 (1.96m x 1.70m)
Suite comprising bath with Mira shower over, wash hand basin, WC, part tiled walls, radiator, heated towel rail, double glazed window to side, tiled flooring.

Utility Room

3'4 x 8'7 (1.02m x 2.62m)
Double glazed window to rear, double glazed door to garden, plumbing for washing machine.

First Floor Landing

Double glazed window to side.

Bedroom 1

10'8 x 13'1 (3.25m x 3.99m)
Double glazed window to front, radiator, textured ceiling.

Bedroom 2

10'9 x 10' (3.28m x 3.05m)
Double glazed window to rear, radiator, textured ceiling.

Bedroom 3

10'5 x 8' (3.18m x 2.44m)
Double glazed window to rear, radiator, textured ceiling.

Southerly Facing Garden

35' x 14 (10.67m x 4.27m)
Southerly facing rear garden with walled and fenced boundaries, decking.

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

Rugby Road, Southsea, PO5 1SH

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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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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