



56 Hudson Road
Southsea, PO5 1HD
Asking Price £315,000

co**groves**

Sales, Rentals and Block Management

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3/4 bedroom house with 2 shower rooms. The property is offered with vacant possession and can be purchased with furniture and appliances. The property is currently laid out as 3 first floor bedrooms, lounge, dining room/bedroom 4, ground floor shower room, large kitchen breakfast room, utility room, first floor shower room and southerly facing rear garden.

Entrance Hall

Double glazed front door, coved ceiling, radiator, stairs to first floor.

Lounge

15'2 into bay x 10'9 (4.62m into bay x 3.28m)

Double glazed bay window to front, coved and textured ceiling, radiator, door to:

Dining Room/Bedroom 4

12'7 x 10'9 (3.84m x 3.28m)

Double glazed window to rear, coved and textured ceiling, radiator.

Shower Room

7'3 max x 5' (2.21m max x 1.52m)

Shower cubicle, wash hand basin, WC, double glazed window to side, part tiled walls, heated towel rail.

Kitchen/Breakfast Room

21'1 max x 8'7 (6.43m max x 2.62m)

Double glazed windows to side and double glazed door to utility room. One and a half bowl sink unit with wall and base cupboards, range of appliances, tiled flooring, part tiled walls, radiator.

First Floor Landing

Double glazed window to side, hatch to loft.

Bedroom 1

12'6 x 14' (3.81m x 4.27m)

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

Bedroom 2

12'7 x 10'9 (3.84m x 3.28m)

Double glazed window to rear, coved and textured ceiling, radiator.

Bedroom 3

9'6 x 8'7 (2.90m x 2.62m)

Double glazed window to rear, coved and textured ceiling, radiator.

Shower Room

11'6 x 5'4 (3.51m x 1.63m)

Double shower cubicle, wash hand basin, WC, double glazed window to side, coved ceiling, heated towel rail, cupboard housing hot water tank.

Garden

Enclosed southerly facing rear garden.

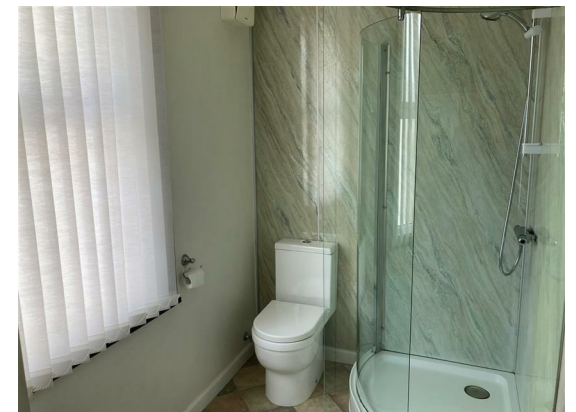
Additional Information

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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