



77A Meon Road
Southsea, PO4 8NN
Asking Price £350,000

cogroves
Sales, Rentals and Block Management

77A Meon Road, Southsea, PO4 8NN

3 BEDROOM END OF TERRACE HOUSE WITH LOFT ROOM & GARAGE. We are pleased to bring to the market this 3 bedroom home which has recently been decorated and fitted with new floor coverings. The accommodation comprises 3 bedrooms, loft room, lounge/dining room, conservatory, ground floor WC and first floor bathroom. The property is fitted with double glazing, gas central heating, low maintenance rear garden with side pedestrian access. Offered with no chain.

Entrance Hall

Double glazed door to front, stairs to first floor with under stairs storage cupboard.

Lounge/Dining Room

26'3 x 11'9 narrowing to 8'8 (8.00m x 3.58m narrowing to 2.64m)
Double glazed bay window to front, double glazed window to side and double glazed sliding doors leading to conservatory. Two radiators, electric fire, picture rail.

Kitchen

10'9 x 8'8 (3.28m x 2.64m)
Single drainer stainless steel sink unit with range of wall and base cupboards, cooker with extractor over, plumbing for washing machine, space for fridge/freezer, vinyl flooring, double glazed window and door to:

Conservatory

13'7 x 5' (4.14m x 1.52m)
Double glazed windows to side and rear, double glazed doors to garden, radiator.

WC

2'3 x 5'3 (0.69m x 1.60m)
WC, double glazed window to rear.

First Floor Landing

Stairs to top floor.

Bedroom 1

12'8 x 9'9 (3.86m x 2.97m)
Double glazed window to front, radiator, storage cupboards.

Bedroom 2

10'9 x 11' (3.28m x 3.35m)
Double glazed windows to side and rear, radiator, wardrobe with cupboard above.

Bedroom 3

8'6 x 7'5 (2.59m x 2.26m)
Double glazed window to front, radiator.

Bathroom

5'6 x 6'3 (1.68m x 1.91m)
White suite comprising bath with Mira shower over, shower screen, WC, wash hand basin, tiled walls, vinyl flooring, radiator, double glazed window to rear.

Top Floor Landing

Double glazed window to rear, storage cupboard.

Loft Room

15'8 x 11'4 (4.78m x 3.45m)
Double glazed windows to front and rear, two radiators, eves storage cupboards housing Vaillant gas boiler.

Garden

Enclosed rear garden with walled and fenced boundaries, side pedestrian access, door to garage.

Garage

16'8 x 7'10 (5.08m x 2.39m)
Up and over door.

Additional Information

Tenure - Freehold

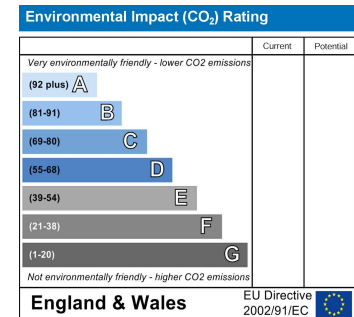
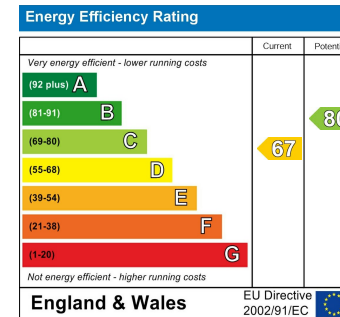
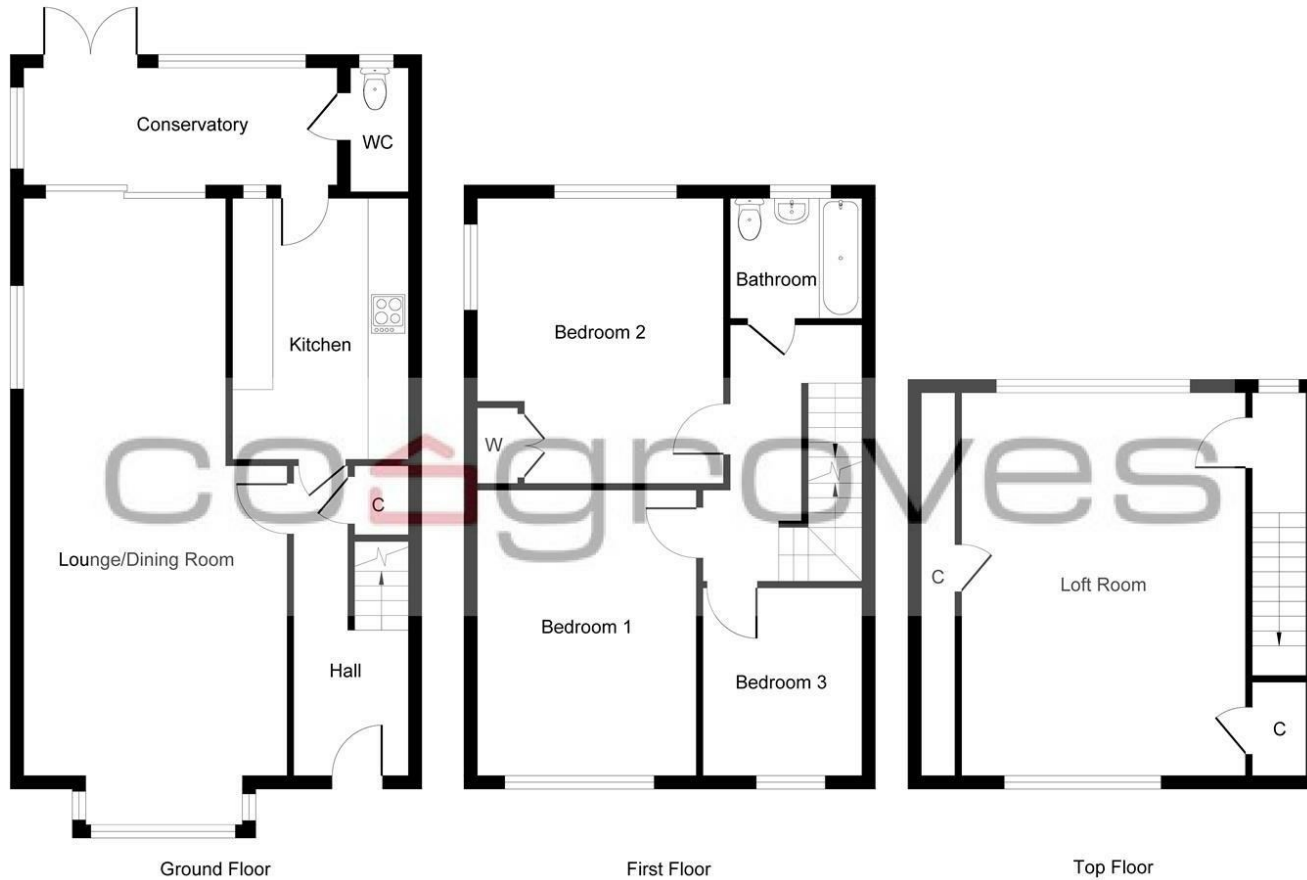
Council Tax - Band C

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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.





Meon Road, Southsea, PO4 8NN

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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