



4 Grenville Road  
Southsea, PO4 0EA  
**Offers Over £210,000**

**co**groves  
Sales, Rentals and Block Management



## 4 Grenville Road, Southsea, PO4 0EA

2 BEDROOM HOUSE OFFERED WITH NO CHAIN & LOCATED IN THIS CONVENIENT ROAD CLOSE TO ALBERT ROAD. The accommodation comprises 2 double bedrooms, 2 reception rooms. fitted kitchen, ground floor shower, first floor WC.

### Entrance Hall

Double glazed front door, vinyl flooring, coved ceiling, electric radiator, meter cupboard, stairs to first floor.

### Lounge

12' x 9'10 (3.66m x 3.00m)

Double glazed window to front, understands storage cupboard, electric radiator, laminate flooring.

### Dining Room

12' x 9'10 (3.66m x 3.00m)

Double glazed window to rear, under stairs storage cupboard, built in cupboard, electric radiator, electric fire, laminate flooring, coved ceiling.

### Kitchen

10'9 x 7'7 (3.28m x 2.31m)

Single drainer stainless steel sink unit with wall and base cupboards. Gas cooker, coved ceiling, part tiled walls, tiled flooring, double glazed window to side, double glazed door to side, shower cubicle, wall mounted Britony water heater, electric radiator.

### WC

8'6 x 3'2 (2.59m x 0.97m)

WC, double glazed window to rear, tiled flooring, electric radiator.

### First Floor Landing

Hatch to loft with drop down ladder.

### Bedroom 1

10'9 x 13'1 (3.28m x 3.99m)

Double glazed window to front, coved ceiling, electric radiator, vinyl flooring, storage cupboard.

### Bedroom 2

12'3 x 13'3 (3.73m x 4.04m)

Double glazed window to rear, electric radiator, feature fireplace, storage cupboard, door to WC.

### WC

### Garden

Enclosed rear garden with walled and fenced boundaries.

### 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**

Grenville Road, Southsea, PO4 0EA

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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

**cosgroves**

Sales, Rentals and Block Management

49-51 Osborne Road  
Southsea  
Hampshire  
PO5 3LS

**Tel:** 02392 827827  
**Email:** [info@cosgroves.co.uk](mailto:info@cosgroves.co.uk)  
[www.cosgroves.co.uk](http://www.cosgroves.co.uk)



