



32 Radnor Street  
Southsea, PO5 4JH

**Asking Price £250,000**

**co****groves**

Sales, Rentals and Block Management

**32 Radnor Street, Southsea, PO5 4JH**

3 BEDROOM END OF TERRACE HOME WITH SIDE PEDESTRIAN ACCESS & SOUTHERLY FACING GARDEN. We are pleased to offer for sale this 3 bedroom end of terrace home with 2 reception rooms, fitted kitchen, ground floor WC and first floor bathroom. The property is fitted with double glazing, gas central heating and is being offered with no chain. Located within walking distance of Portsmouth's Commercial Road, Portsmouth & Southsea Train Station, Portsmouth University, Albert Road, Palmerston Road & Southsea Seafront.

**Entrance Hall**

Double glazed door to front, fitted carpet, stairs to first floor with under stairs cupboard housing meters.

**Lounge**

15'5 x 10' (4.70m x 3.05m)  
Double glazed window to front, fitted carpet, coved and textured ceiling with central ceiling rose. radiator.

**Dining Room**

11'9 x 8'4 (3.58m x 2.54m)  
Double glazed window to rear, fitted carpet, coved ceiling, radiator.

**Kitchen**

11'8 x 7'3 (3.56m x 2.21m)  
Single drainer stainless steel sink unit with wall and base cupboards, oven, hob, extractor, space for fridge freezer, plumbing for washing machine, vinyl flooring, coved ceiling, wall mounted Glow-Worm boiler, double glazed door to rear.

**Rear Lobby**

2'3 x 8'1 (0.69m x 2.46m)  
Tiled flooring, double glazed door to garden.

**WC**

2'3 x 4'8 (0.69m x 1.42m)  
WC, double glazed window to side.

**First Floor Landing**

Hatch to loft, textured ceiling,

**Bedroom 1**

13'6 x 9'3 (4.11m x 2.82m)  
Double glazed window to front, fitted carpet, two built in cupboards, radiator.

**Bedroom 2**

11'10 x 9'9 (3.61m x 2.97m)  
Double glazed window to rear, fitted carpet, radiator.

**Bedroom 3**

10'1 x 6'7 (3.07m x 2.01m)  
Double glazed window to front, fitted carpet, radiator.

**Bathroom**

8'1 x 5'9 (2.46m x 1.75m)  
White suite comprising bath with shower over, shower screen, WC, wash hand basin, vinyl flooring, tiled walls, radiator.

**Garden**

30' x 21' (9.14m x 6.40m)  
Southerly facing rear garden with side pedestrian access, fenced boundaries, lawn, patio, brick built shed.

**Additional Informaiton**

Tenure - Freehold

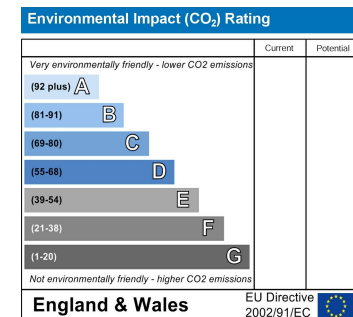
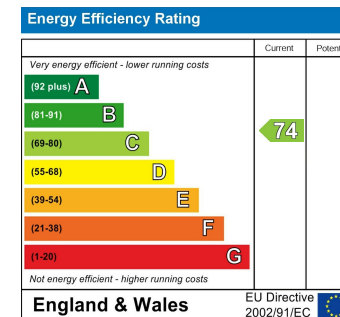
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All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and 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.





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