

69 Collingwood Road Southsea, PO5 2QZ coagroves

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BEAUTIFULLY PRESENTED 4 BEDROOM FND OF TERRACED HOME LOCATED SOUTH OF ALBERT ROAD WITH 55' REAR GARDEN & SIDE PEDESTRIAN ACCESS. The accommodation comprises an entrance porch, open plan lounge/dining room, fitted kitchen, 4 bedrooms, good size family bathroom, en-suite shower to master bedroom. Other benefits include double glazed windows with shutters, gas central heating system & a new boiler (2/3 years old). The owners have already found a vacant freehold property to purchase so the sale can move promptly. Located close to Albert Road & benefitting from all of its amenities which include supermarkets, bars, cafes, restaurants and bus routes. The property is also a short walk to Palmerston Road Shopping Precinct & Southsea Seafront.

Entrance Porch

5'4 x 5'4 (1.63m x 1.63m)

vinyl flooring, double glazed door to shutters, radiator. garden and double glazed door to hall.

Hall

storage area, radiator.

Lounge/Dining Room

22'1 x 13'4 (6.73m x 4.06m)

Double aspect room, double glazed windows to front and rear with shutters, laminate flooring, radiator, meter cupboard housing electric consumer unit.

Kitchen

17'7 maximum measurement x 7'3 (5.36m maximum measurement x 2.21m)

Single drainer stainless steel sink unit 17'6 x 9'7 (5.33m x 2.92m) with range of units and drawers. Double glazed window to rear with flooring, double glazed windows to side storage cupboard, door to: and rear.

First Floor Landing

Double glazed window to side with shutter.

Bedroom 2

13'5 x 10'8 (4.09m x 3.25m)

Double glazed window to front with shutters, radiator.

Bedroom 3

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

Double glazed door to entrance porch, Double glazed window to rear with

Bathroom

11'1 x 7'3 (3.38m x 2.21m)

Stairs to first floor with understairs White suite comprising freestanding bath with shower over, WC, wash hand basin with storage below, laminate flooring, double glazed window to rear with shutters, extractor, heated towel rail, cupboard housing gas boiler (replaced 2/3 years ago), additional storage cupboard with plumbing for washing machine and space for tumble dryer.

Top Floor Landing

Double glazed window to side with shutters.

Bedroom 1

plumbing for dishwasher, space for shutters, skylight window to front, cooker, space for fridge freezer, laminate radiator, three built in cupboards, eves

En-Suite Shower Room

Shower cubicle, wash hand basin with storage below, WC, heated towel rail, spotlights, extractor, double glazed window to rear.

Garden

55' x 17' maximum measurements (16.76m x 5.18m maximum measurements) Enclosed rear garden with walled and fenced boundaries, artificial grass area,

shingle and shrub boarders, raised decking area with pergola, gate to side offering side pedestrian access,

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.

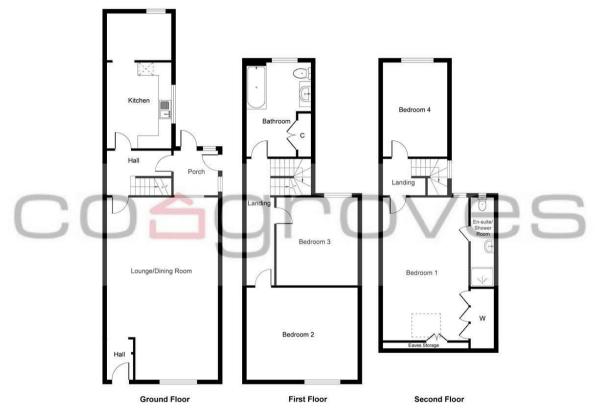
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for quidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





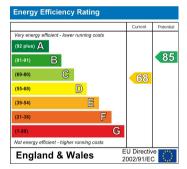


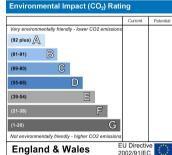


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