



174 Locksway Road
Southsea, PO4 8LE
Offers Over £325,000

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

174 Locksway Road, Southsea, PO4 8LE

GUIDE PRICE £325,000-£350,000. 3 BEDROOM FAMILY HOME WITH SOUTHERLY FACING GARDEN, GARAGE AND OFFERED WITH NO CHAIN. Conveniently located close to shoreline in Milton, which is also a short walk from Milton Green, Milton Park & Bransbury Road. Although the property is clean and tidy it has been priced to allow for some improvements to make an ideal long-term family home in this popular residential area. The accommodation comprises 3 bedrooms, 2 separate reception rooms, entrance porch, kitchen, conservatory, ground floor WC and first floor bathroom.

Entrance Porch

Double glazed door to front, tiled flooring, door to:

Entrance Hall

Stairs to first floor with understairs storage cupboard housing electric meter and electric consumer unit. Radiator, picture rail.

Reception Room

12' x 11'11 (3.66m x 3.63m)

Double glazed bay window to front, electric fire with tiled fire surround, picture rail, radiator.

Reception Room

12'2 x 10'11 (3.71m x 3.33m)

Window to rear, tiled fire surround, picture rail, radiator

Kitchen

12'4 x 6'3 (3.76m x 1.91m)

Stainless steel sink unit with range of wall and base cupboards with work surfaces over, electric cooker, extractor, dishwasher, plumbing for washing machine, part tiled walls, Worcester gas boiler, double glazed window to side.

Conservatory

14'5 x 6'4 (4.39m x 1.93m)

Double glazed windows and door to garden, tiled flooring, wet room shower area.

WC

High level WC, tiled flooring, window to rear.

First Floor Landing

Double glazed window to side.

Bedroom

11'11 x 9'2 (3.63m x 2.79m)

Double glazed bay window to front, storage cupboard, radiator.

Bedroom

12'3 x 10' (3.73m x 3.05m)

Double glazed window to rear, picture rail, radiator.

Bedroom

8'3 x 7'7 (2.51m x 2.31m)

Double glazed window to front, picture rail, radiator.

Bathroom

8'8 x 7'7 (2.64m x 2.31m)

White suite comprising bath, double shower cubicle, wash hand basin, WC, part tiled walls, vinyl flooring, radiator, hatch to loft, double glazed window to rear, extractor.

Southerly Facing Garden

Enclosed rear garden with walled boundaries, outside tap, door to:

Garage

17'9 x 13'5 max (5.41m x 4.09m max)

Up and over door, light and power.

Additional Information

Tenure - Freehold

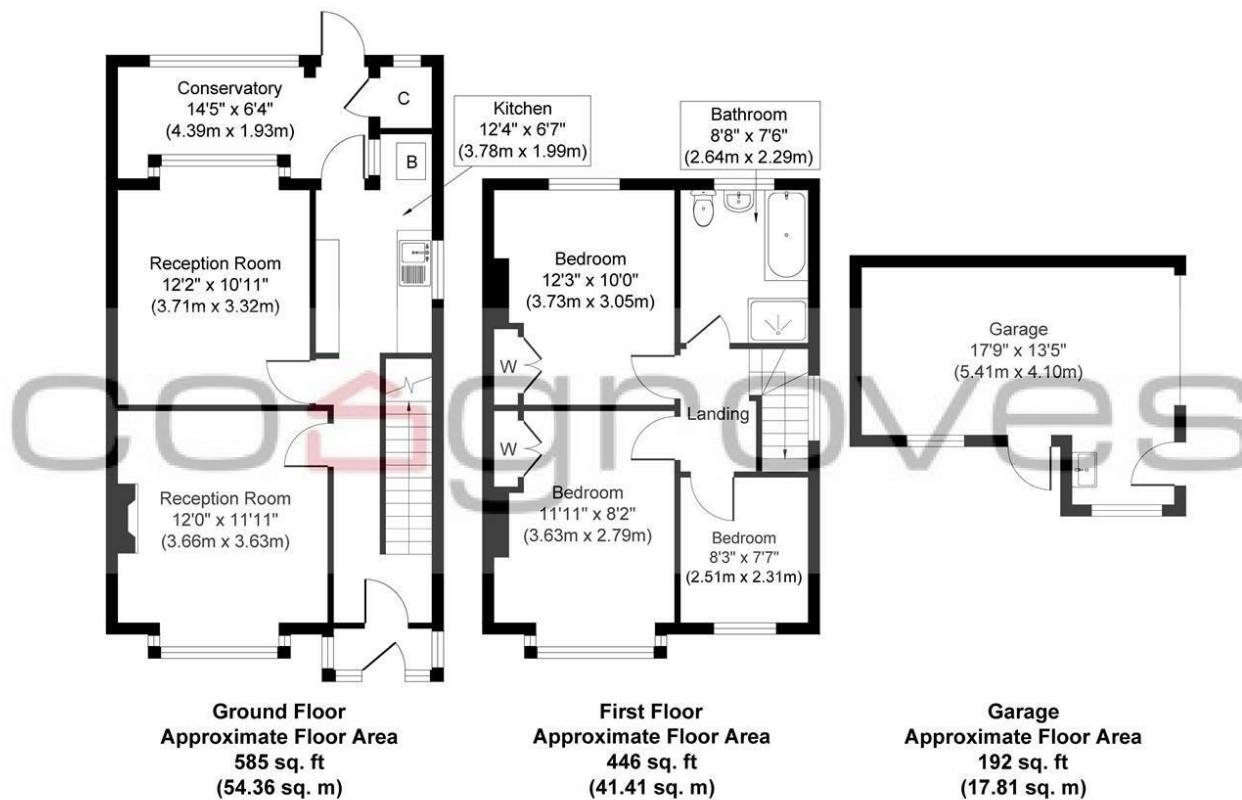
Council Tax - Band C

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.





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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

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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