



118 Church Road
Portsmouth, PO1 1QE
Asking Price £240,000

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

118 Church Road, Portsmouth, PO1 1QE

3 BEDROOM HOME OFFERED WITH NO CHAIN AND SOUTHERLY FACING GARDEN. The property has been redecorated and fitted with new carpets/laminate flooring. We are pleased to offer for sale this bright and airy 3 bedroom home with open plan lounge/dining room, fitted kitchen, separate utility room, first floor bathroom with separate WC. Located in this convenient area just a short walk to Fratton Train Station, Portsmouth & Southsea Train Station, supermarkets, bus routes and Portsmouth's main city centre in Commercial Road.

Entrance Hall

Stairs to first floor with newly fitted carpet, radiator.

Lounge/Dining Room

20'8 x 11'1 (6.30m x 3.38m)

Double aspect room with double glazed windows to front and rear, two radiators, newly laid laminate flooring, textured ceiling.

Kitchen

10'9 x 10'5 (3.28m x 3.18m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Gas cooker, extractor, fridge, space for freezer, part tiled walls, tiled flooring, cupboard housing electric meter and consumer unit. Double glazed window to rear and double glazed door to garden.

Utility Room

9'6 x 6'5 (2.90m x 1.96m)

Double glazed door to front, plumbing for washing machine and dishwasher with work top over, part tiled walls, tiled flooring, gas meter, understairs storage cupboard.

First Floor Landing

Newly fitted carpet, cupboards with shelving housing hot water tank.

Bedroom 1

101 x 11' (30.78m x 3.35m)

Double glazed window to front, newly fitted carpet, coved ceiling, radiator, built in wardrobe/storage cupboard housing Vaillant gas boiler.

Bedroom 2

10'3 x 12'9 max (3.12m x 3.89m max)

Double glazed window to rear, newly fitted carpet, coved ceiling, radiator.

Bedroom 3

11'8 x 6'6 (3.56m x 1.98m)

Double glazed window to front, newly fitted carpet, radiator.

Bathroom

5'7 x 5'2 (1.70m x 1.57m)

White suite comprising bath with electric Triton shower over, wash hand basin with cupboard below, tiled walls, laminate flooring, radiator, double glazed window to rear, hatch to loft space.

Separate WC

5'7 x 2'6 (1.70m x 0.76m)

WC, double glazed window to rear, tiled walls, laminate flooring.

Garden

26' x 23' (7.92m x 7.01m)

Southerly facing rear garden which is laid to patio, fenced boundaries.

Additional Information

Tenure - Freehold

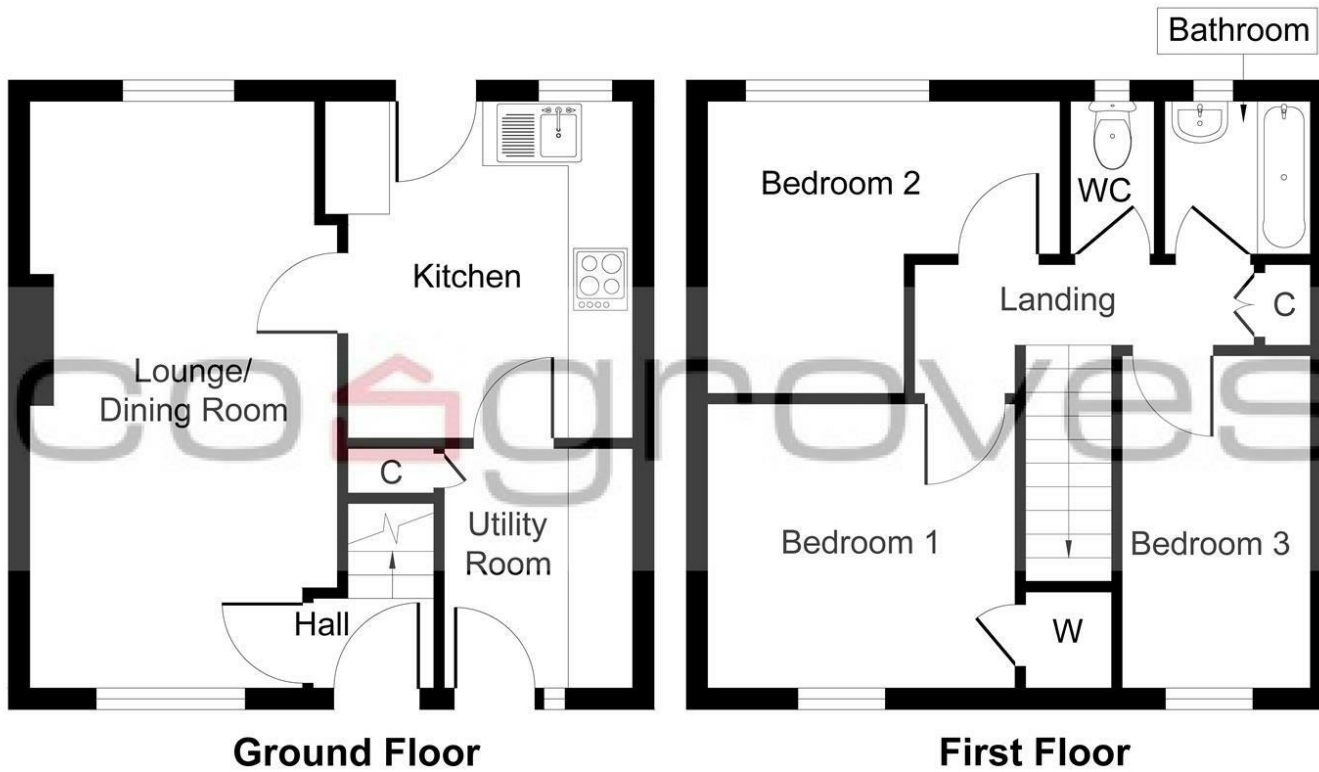
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All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been

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.

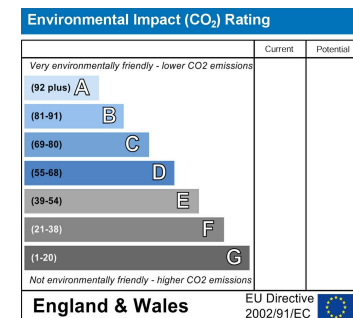
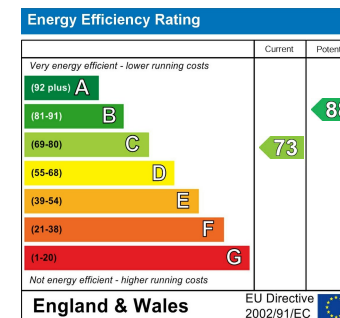
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