



**55 Percy Road**  
**Southsea, PO4 0BH**  
**Offers Over £250,000**

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



## 55 Percy Road, Southsea, PO4 0BH

GUIDE PRICE £250,000-£260,000. WELL PRESENTED 2 BEDROOM HOME WITH GARAGE & OFFERED WITH NO CHAIN. We are pleased to offer for sale this 2 bedroom terraced home with 2 separate reception rooms, fitted kitchen with appliances, ground floor bathroom and garden room/lean to conservatory. Situated in this convenient location close to Fratton Train Station, Albert Road, bars, restaurants, shops, cafes and bus routes.

### Entrance Hall

Double glazed front door, luxury vinyl tile flooring, stairs to first floor.

### Dining Room

10'5 x 9'8 (3.18m x 2.95m)

Double glazed window to front, luxury vinyl tile flooring, radiator, meter cupboard.

### Lounge

10'6 x 13'1 (3.20m x 3.99m)

Double glazed window to rear, luxury vinyl tile flooring, radiator, fireplace, under stairs storage cupboard with electric meter.

### Kitchen

12'8 x 7'8 (3.86m x 2.34m)

Single drainer stainless steel sink unit with range of wall and base cupboards and work surfaces over. Built in oven, hob, extractor, fridge freezer, washing machine, part tiled walls, luxury vinyl tile flooring, spotlights, radiator, Vaillant gas boiler, two double glazed windows to side.

### Lobby

2'9 x 3'9 (0.84m x 1.14m)

Hatch to loft, laminate flooring.

### Bathroom

6'10 x 10'2 narrowing to 6'7 (2.08m x 3.10m narrowing to 2.01m)

White suite comprising bath with electric Mira shower, shower screen, shower curtain, WC, wash hand basin with storage below, tiled walls and flooring, extractor, radiator, double glazed windows to side and rear.

### Garden Room/Lean to Conservatory

9'3 x 4'7 (2.82m x 1.40m)

Double glazed door to garden, skylight window.

### First Floor Landing

Hatch to loft.

### Bedroom 1

10'5 x 13'1 (3.18m x 3.99m)

Double glazed window to front, built in cupboard, radiator.

### Bedroom 2

10;7 x 13'1 (3.05m;2.13m x 3.99m)

Double glazed window to rear, built in cupboard, radiator.

### Garden

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

### Garage

13'5 x 14'2 (4.09m x 4.32m)

Electric roller door, light, power, work bench.

### Additional Informaiton

Tenure - Freehold

Council Tax - Band B

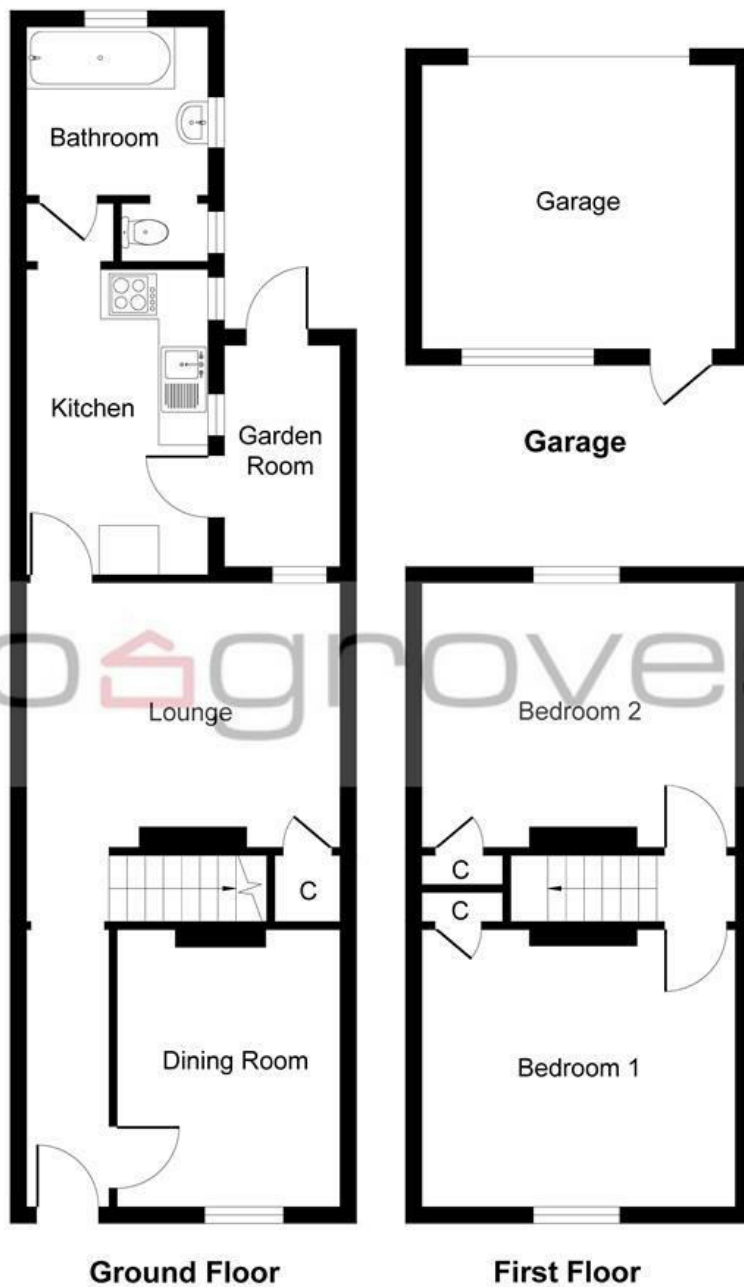
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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

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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) <b>A</b>		8
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(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

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