



12 Emsworth Road
Portsmouth, PO2 7HJ
Offers Over £240,000

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

12 Emsworth Road, Portsmouth, PO2 7HJ

GUIDE PRICE £240,000-£250,000. BEAUTIFULLY PRESENTED 3 DOUBLE BEDROOM HOME WITH 42' REAR GARDEN. We are pleased to offer for sale this 3 bedroom home with open plan lounge/dining room with wood burner, entrance porch, fitted kitchen, utility area and attractive shower room with double walk in shower. Presented in good condition and tastefully decorated throughout. Low maintenance 42' rear garden. Other benefits include double glazing, gas central heating and must be viewed to appreciate the accommodation on offer. Conveniently located in North End close to supermarkets, shops, cafes, public houses, bus routes and easy access onto M275.

Entrance Porch

3'9 x 2'6 (1.14m x 0.76m)

Double glazed front door, door to;

Lounge/Dining Room

23'3 x 13'1 (7.09m x 3.99m)

Lounge Area

Double glazed window to rear, radiator, wood burner, coved ceiling with ceiling rose.

Dining Area

Double glazed window to front, meter cupboards, radiator, coved ceiling with ceiling rose.

Inner Hall

Stairs to first floor with understairs storage cupboard, radiator, coved and textured ceiling, dado rail.

Kitchen

10'10 x 8'5 (3.30m x 2.57m)

Butler sink with work surfaces over, range of wall and base cupboards, gas cooker, plumbing for dishwasher, double glazed window to side, part tiled walls, Vaillant gas boiler.

Utility Area

7'5 x 2'6 (2.26m x 0.76m)

Plumbing for washing machine with work top over providing space for tumble dryer. Coved ceiling, double glazed door to garden.

Shower Room

10'5 x 5'3 (3.18m x 1.60m)

Attractive suite comprising double walk

in shower with rainfall shower and additional shower attachment, wash hand basin, WC, radiator, part tiled walls, double glazed window to rear, coved ceiling, spotlights.

First Floor Landing

Double glazed window to side, coved and textured ceiling, hatch to loft.

Bedroom 1

13'3 x 11'7 (4.04m x 3.53m)

Double glazed window to front, coved ceiling, range of fitted wardrobes and cupboards, radiator.

Bedroom 2

11'4 x 9'11 (3.45m x 3.02m)

Double glazed window to rear, coved and textured ceiling, radiator.

Bedroom 3

10'3 x 8'7 (3.12m x 2.62m)

Double glazed window to rear, coved and textured ceiling, radiator.

Garden

42' x 13 (12.80m x 3.96m)

Enclosed low maintenance rear garden with wall and fenced boundaries. laid to patio, outside tap.

Additional Information

Tenure - Freehold

Council Tax - Band B

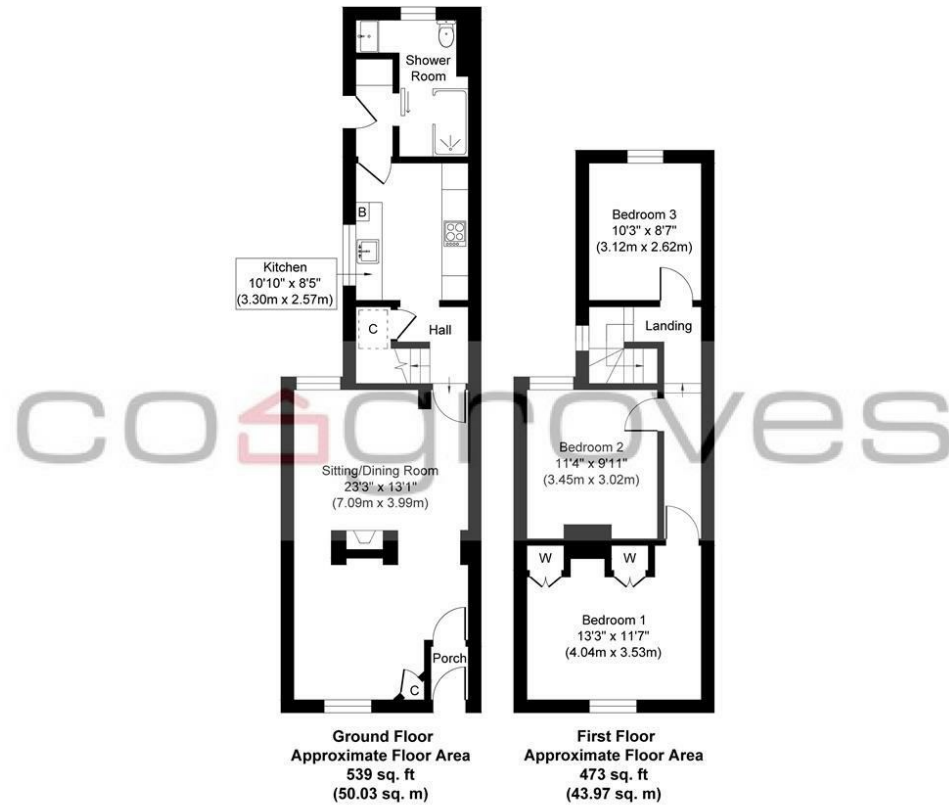
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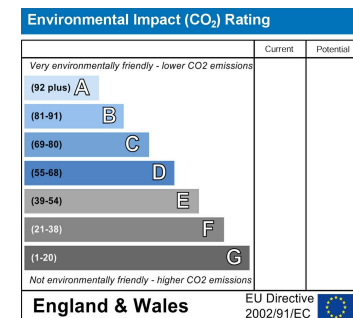
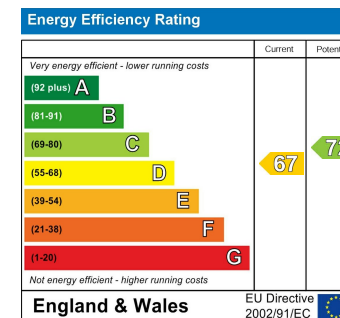
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