



**13 Grayshott Road**  
**Southsea, PO4 8AH**  
**Offers Over £280,000**

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Sales, Rentals and Block Management

## 13 Grayshott Road, Southsea, PO4 8AH

GUIDE PRICE £280,000-£290,000. 3 BEDROOM FAMILY HOME LOCATED IN THIS REQUESTED AND SOUGHT AFTER PART OF SOUTHSEA CLOSE TO WIMBORNE SCHOOL, MILTON PARK, BRANSBURY PARK, FRATTON TRAIN STATION, LOCAL SHOPS, SUPERMARKET & BUS ROUTES. The bright and airy accommodation comprises 3 bedrooms, first floor bathroom, ground floor cloakroom/utility room, attractive fitted kitchen, lounge with open fireplace, family Room/Dining room with wood burner. The property is fitted with double glazing, gas central heating with approximately 5 year old boiler, enclosed 25' rear garden.

### Entrance Hall

Double glazed front door leading to entrance hall, coved ceiling, laminate flooring, radiator, stairs to first floor with understairs storage cupboards and shelving.

### Lounge

13'4 into bay x 9'9 (4.06m into bay x 2.97m)  
Double glazed bay window to front, coved ceiling with central ceiling rose, open fireplace., laminate flooring, radiator, shelving.

### Kitchen

10'2 x 7'5 (3.10m x 2.26m)  
Attractive kitchen comprising a single drainer sink unit with range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, space for fridge freezer, part tiled walls, vinyl flooring, breakfast bar, double glazed window to rear,

### Cloakroom/Utility Room

5'4 x 3'10 (1.63m x 1.17m)  
Wash hand basin, WC, plumbing for washing machine, part tiled walls, wall mounted Ideal gas boiler, tiled flooring, extractor.

### Family Room/Dining Room

11'10 x 9'5 (3.61m x 2.87m)  
Double glazed doors to rear leading to garden. Wood burner, coved ceiling, radiator.

### First Floor Landing

Coved ceiling, radiator.

### Bedroom 1

11'3 x 13'1 to back of wardrobe (3.43m x 3.99m to back of wardrobe)  
Double glazed window front, coved ceiling, radiator, built in cupboard with drawer below, radiator.

### Bedroom 2

11'9 max x 9'5 (3.58m max x 2.87m)  
Double glazed window to rear, coved ceiling, hatch to loft, radiator.

### Bedroom 3

9'8 x 7'9 (2.95m x 2.36m)  
Double glazed window to rear, coved ceiling, radiator.

### Bathroom

8'3 x 4'2 (2.51m x 1.27m)  
White suite comprising bath with shower over, WC, wash hand basin, double glazed window to side, part tiled walls, tiled flooring, coved ceiling, extractor, radiator.

### Garden

25' x 13'6 (7.62m x 4.11m)  
Enclosed low maintenance rear garden with walled and fenced boundaries. Large wall to rear offering privacy.

### Additional Information

Tenure: Freehold

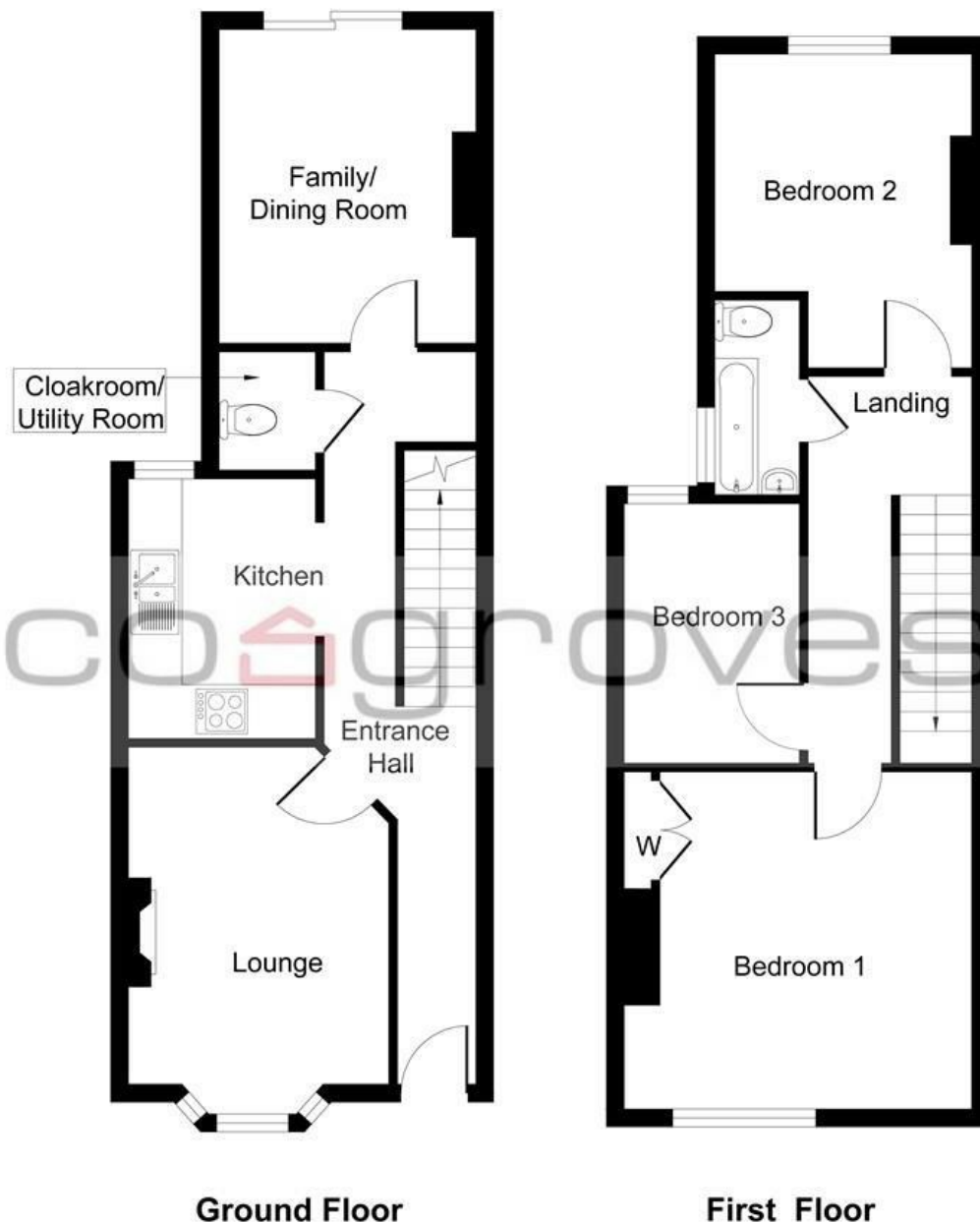
Council Tax - Band B

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.





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		
	70	85
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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