



2 Wimborne Road  
Southsea, PO4 8DE

**Asking Price £340,000**

**co** **groves**

Sales, Rentals and Block Management



**2 Wimborne Road, Southsea, PO4 8DE**

3 BEDRROOM END OF TERRACE HOME WHICH REQUIRES COMPLETE MODERNISATION. LOCATED CLOSE TO WIMBORNE SCHOOL, MILTON PARK & BRANSBURY PARK. OFFRED WITH NO CHAIN & GARAGE.

The accommodation comprises 3 double bedrooms, lounge, dining room, family room, kitchen, ground floor WC, conservatory and first floor bathroom.

**ENTRANCE HALL**

**LOUNGE**

13'3 into bat x 15'1 (4.04m into bat x 4.60m)

**RECEPTION ROOM**

10'8 x 12'9 (3.25m x 3.89m)

**KITCHEN**

14'3 x 6'3 (4.34m x 1.91m)

**RECEPTION ROOM**

10'8 x 9'9 max (3.25m x 2.97m max)

**CONSERVATORY**

6'5 x 8'8 (1.96m x 2.64m)

**WC**

3'5 x 2'9 (1.04m x 0.84m)

**FIRST FLOOR LANDING**

**BEDROOM 1**

13'4 into bay x 13'6 (4.06m into bay x 4.11m)

**BEDROOM 2**

14'3 x 9'3 (4.34m x 2.82m)

**BEDROOM 3**

14' x 19'3 (4.27m x 5.87m)

**BATHROOM**

10'1 x 6'4 (3.07m x 1.93m)

**GARDEN**

**GARAGE**

19'8 x 9'1 (5.99m x 2.77m)

**ADDITIONAL INFORMATION**

Tenure: Freehold

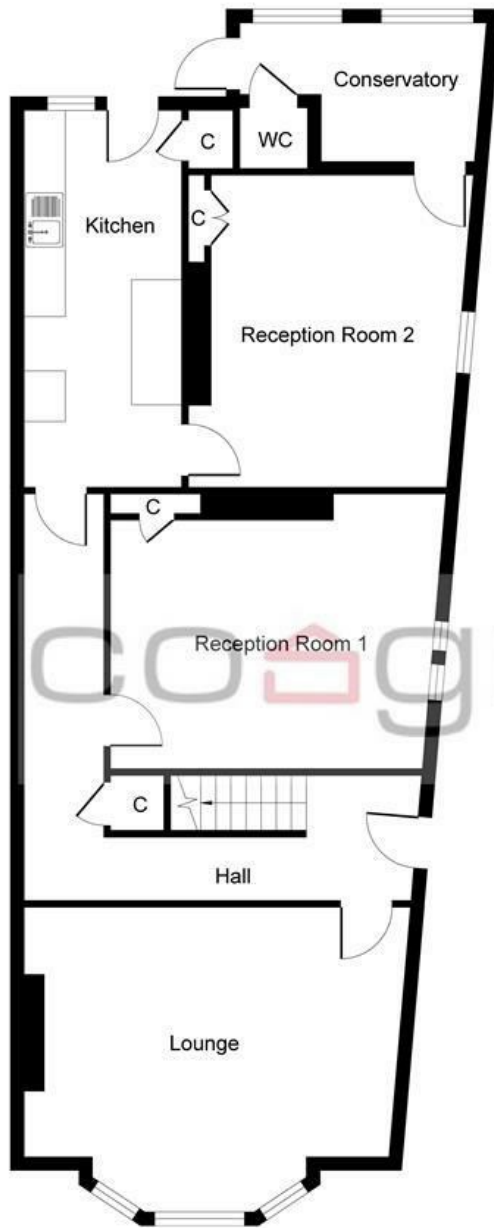
Council Tax - Band C

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.





Ground Floor



Ground Floor

Wimborne Road, Southsea, PO4 8DE

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	

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	

**cosgroves**

Sales, Rentals and Block Management

49-51 Osborne Road  
Southsea  
Hampshire  
PO5 3LS

**Tel:** 02392 827827  
**Email:** info@cosgroves.co.uk  
www.cosgroves.co.uk

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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