



33 Exmouth Road  
Southsea, Hampshire PO5 2QL

**Offers Over £260,000**

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Sales, Rentals and Block Management



## 33 Exmouth Road, Southsea, Hampshire PO5 2QL

GUIDE PRICE £260,000-£265,000. 2 BEDROOM HOUSE LOCATED SOUTH OF ALBERT ROAD WITH NO ONWARD CHAIN. We are pleased to bring to the the market this 2 bedroom terraced home located in the heart of Central Southsea, which is just short walk to Albert Road, Palmerston Road Shopping Precinct, seafront & Southsea Common. The accommodation comprises 2 double bedrooms, 2 reception rooms, fitted kitchen, ground floor bathroom and lean to conservatory. The property is fitted with double glazing and gas central heating.

### Entrance Hall

Double glazed front door, wall mounted electric meter and electric consumer unit, stairs to first floor.

### Lounge

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

Double glazed window to front, radiator, under stairs storage cupboard, cupboard housing gas meter.

### Dining Room

11'6 x 9'3 (3.51m x 2.82m)

Double glazed door to rear, radiator.

### Kitchen

13'2 x 6'7 (4.01m x 2.01m)

Single drainer stainless steel sink unit with a range of wall and base cupboards with work surfaces over. Fitted oven, hob extractor, plumbing for washing machine, space for fridge/freezer. Spotlights, skylight window, double glazed window to side and double glazed door to conservatory.

### Lean To/Conservatory

13'6 x 5'3 max (4.11m x 1.60m max)

Double glazed door to garden.

### Bathroom

7'8 x 6'2 (2.34m x 1.88m)

White suite comprising bath with shower attachment, WC, wash hand basin, heated towel rail, extractor, spotlights, double glazed window to rear.

### First Floor Landing

Hatch to loft.

### Bedroom 1

11'9 x 8'9 (3.58m x 2.67m)

Double glazed window to front, radiator, storage cupboard housing boiler.

### Bedroom 2

11'9 x 9'3 (3.58m x 2.82m)

Double glazed window to rear, radiator.

### Garden

Enclosed rear garden with walled and fenced boundaries, garden shed.

### Additional Information

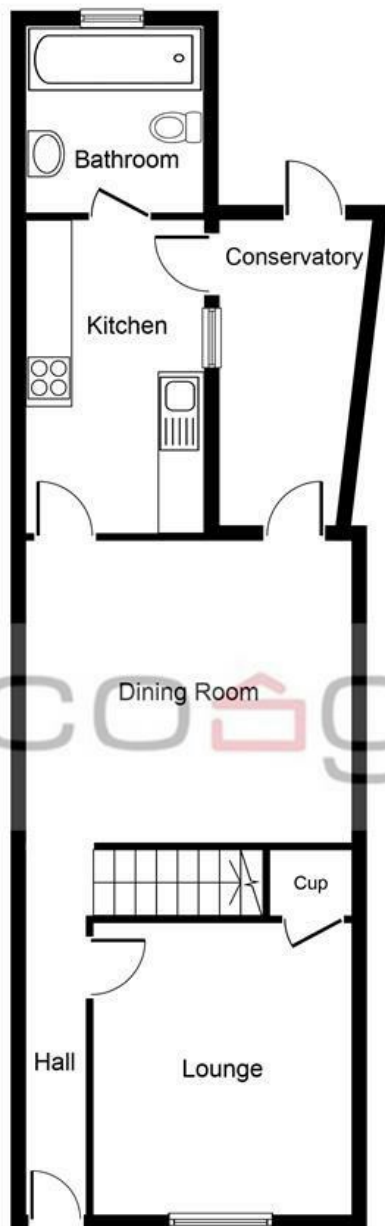
Tenure - Freehold

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.

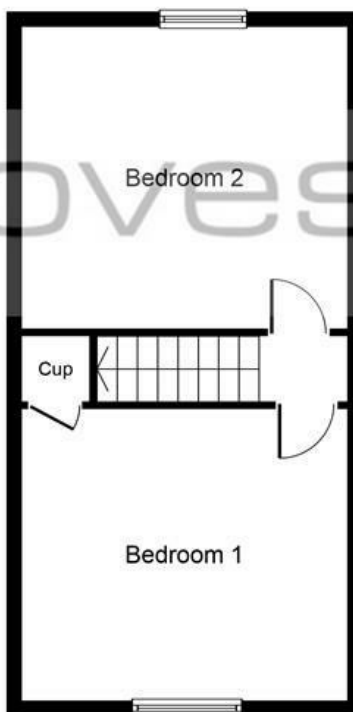
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.



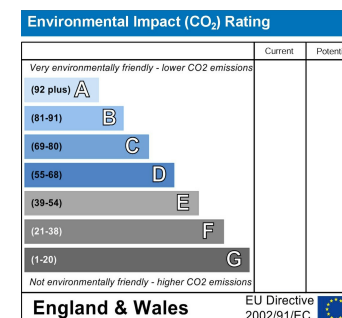
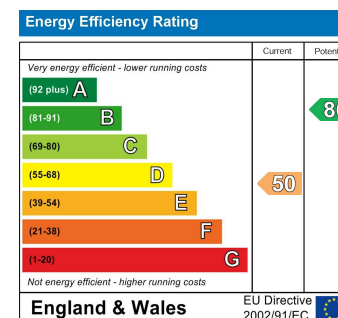


Ground Floor



First Floor

Exmouth Road, Southsea, PO5 2QL



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