



## Seagrove Road

£225,000

- MID TERRACED PROPERTY
- UPVC CONSERVATORY
- BATHROOM
- THREE BEDROOMS
- GAS CENTRAL HEATING
- LOUNGE DINER
- KITCHEN

# 30 Seagrove Road, PO2 8AZ

New Era Agency introduce this three bedroom property situated in Seagrove Road of Portsmouth. The property boasts a UPVC conservation, kitchen and bathroom suite however does require some cosmetic updating. There is a Lounge Diner situated at the front of the property and a Kitchen and conservatory to the rear offering views and access to the garden. A viewing comes recommended to appreciate the layout and design of the property.



Council Tax Band: B



Entrance:

Double glazed front door from forecourt to lobby with door leading to lounge.

Lounge:

Double glazed bay window to front elevation, open plan stairs to first floor two double radiators, double glazed window to rear elevation, under stair storage cupboard housing metres, timber effect laminate flooring, cupboard housing boiler serving hot water and central heating, power points, door providing access to kitchen

Kitchen:

Housing a stainless steel sink and drainer recessed into worktop with matching wall and base units comprising cupboards and drawers with roll edge worktops over, built in electric oven and separate gas hob recessed into worktop and hood over. Recessed mains and plumbing for washing machine or dishwasher, space and mains for upright fridge and freezer, power points, smooth finished walls and ceiling, tiled splash backs, radiator, dual aspect double glazed windows and door providing views and access to conservatory.

Conservatory:

Of UPVC and Double Glazed construction with windows to side and rear elevation, smooth finished walls, double doors providing views and access to garden.

First Floor Balcony Landing:

smooth finished walls and ceiling, built in cupboard, power point.

Bedroom One:

Built in wardrobes, smooth finished walls and ceiling, power points, double glazed window to front elevation.

Bedroom Two:

Double glazed window to rear elevation, power points, smooth finished walls and ceiling.

Bedroom Three:

Smooth finished walls and ceiling, Power Points, double glazed window to rear elevation.

Bathroom:

Housing a three piece suite comprising close coupled w.c, pedestal wash hand basin, panel bath with mixer taps and shower attachment alongside shower screen, tiled walls, radiator, double glazed window to side aspect, extractor fan,

Outside:

Landscaped and paved rear garden and raised rose beds. Front courtyard partly tiled.







Directions

Viewings

Viewings by arrangement only. Call 02392 877458 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 