



13 Military Road, Hilsea, Hampshire, PO3 5LS

TOWN & COUNTRY
SOUTHERN

- Freehold
- Council Tax Band D
- 1930's Semi-Detached Family Home
- Open Plan Kitchen / Dining Room
- 85' Rear Garden
- Excellent Presentaion
- £485,000

A three bedroom semi-detached family home which is situated in a popular residential location yet within easy access of local shopping amenities, bus routes, recreation grounds, schools and commutable road links. The property has been modernised to a very high standard and has over 1415 sq ft of living space arranged over two primary floors and comprises: hallway, living room, dining room opening to fully fitted kitchen with built-in appliances, utility room and cloakroom on the ground floor with three bedrooms and a large bathroom on the first floor. To the front of the property is off road parking and a garage, to the rear is an enclosed 85' garden with rear pedestrian access. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: Travelling along the Havant Road in a westerly direction take the first exit at the roundabout into Northern Road, take the second exit at the Portsbridge Roundabout continuing into London Road, bear left into Military Road where No.13 can be found a short distance along after the junction with Fir Grove Crescent on the left hand side.

ENTRANCE: Lowered kerb leading to resin bonded driveway to right hand side of property with off road parking to front of garage, to the left hand side is a lawned garden with borders and brick retaining wall to the front, step leading to:



COVERED PORCH: Black double glazed main front door with brushed steel furniture, leadlight double glazed panels to either side and over, leading to:

HALLWAY: 14'5" x 7'6" Ornate ceramic tiled flooring, ceiling coving, picture rail, radiator, balustrade staircase rising to first floor with oak handrail, oak panelled door to understairs storage cupboard housing gas and electric meters, oak panelled doors to primary rooms.

LIVING ROOM: 16'1" into bay window x 13'5" Double glazed leadlight bay window to front aspect overlooking garden and driveway, picture rail, radiator, high skirting boards, central chimney breast with cast iron surround fireplace with feature arched inlay, granite hearth and living flame coal effect gas fire (not tested), panelled door.

KITCHEN / DINING ROOM: 9'10" x 8'9" Double glazed window to side aspect, comprehensive range of grey fronted wall and floor units with quartz work surface, butler sink with mixer tap and cupboards under, eye-level double oven and grill with drawers under and cupboard over, integrated larder fridge and freezer with matching doors, integrated dishwasher, ceiling spotlights, wood effect vinyl tiled flooring, door to lobby, peninsular style divide with matching quartz surface and ceramic five ring induction hob to one side with woodblock work surface to the other leading to:

DINING ROOM: 14'0" x 12'0" Double glazed twin doors with windows to either side and panel over leading to rear garden, ceiling spotlights, central chimney breast with range of matching wall and floor units with woodblock work surface to one side and matching floor units to the over with wiring for wall mounted T.V over, double radiator, matching flooring.

OUTER LOBBY: Double glazed door leading to rear garden, door to cloakroom and utility room.

UTILITY ROOM: 5'2" x 4'1" Work surface with space for washing machine and tumble dryer under, cupboards over with built-in microwave, double glazed window to side aspect, ceiling spotlights, radiator.

SEPARATE CLOAKROOM: Close coupled w.c., high level wooden shelf over, double glazed window to side aspect.

FIRST FLOOR: Landing with balustrade, double glazed window to side aspect, oak panelled doors to primary rooms, access to loft space via extendable ladder, picture rail.

BEDROOM 1: 16'0" x 13'5" Double glazed leadlight windows to front aspect, central chimney breast with ornate cast iron fire surround and granite hearth, built-in wardrobe to one side of chimney breast with drawer under, double radiator.

BEDROOM 2: 14'0" x 12'0" maximum. Double glazed window to rear aspect overlooking garden, central chimney breast with ornate cast iron surround and granite hearth, built-in wardrobe to one side of chimney breast with drawer under, radiator.

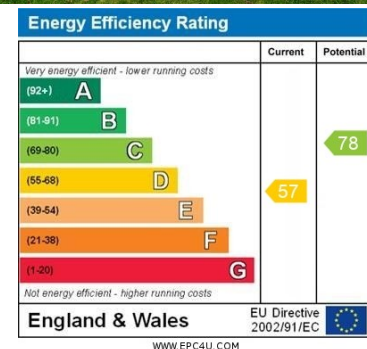
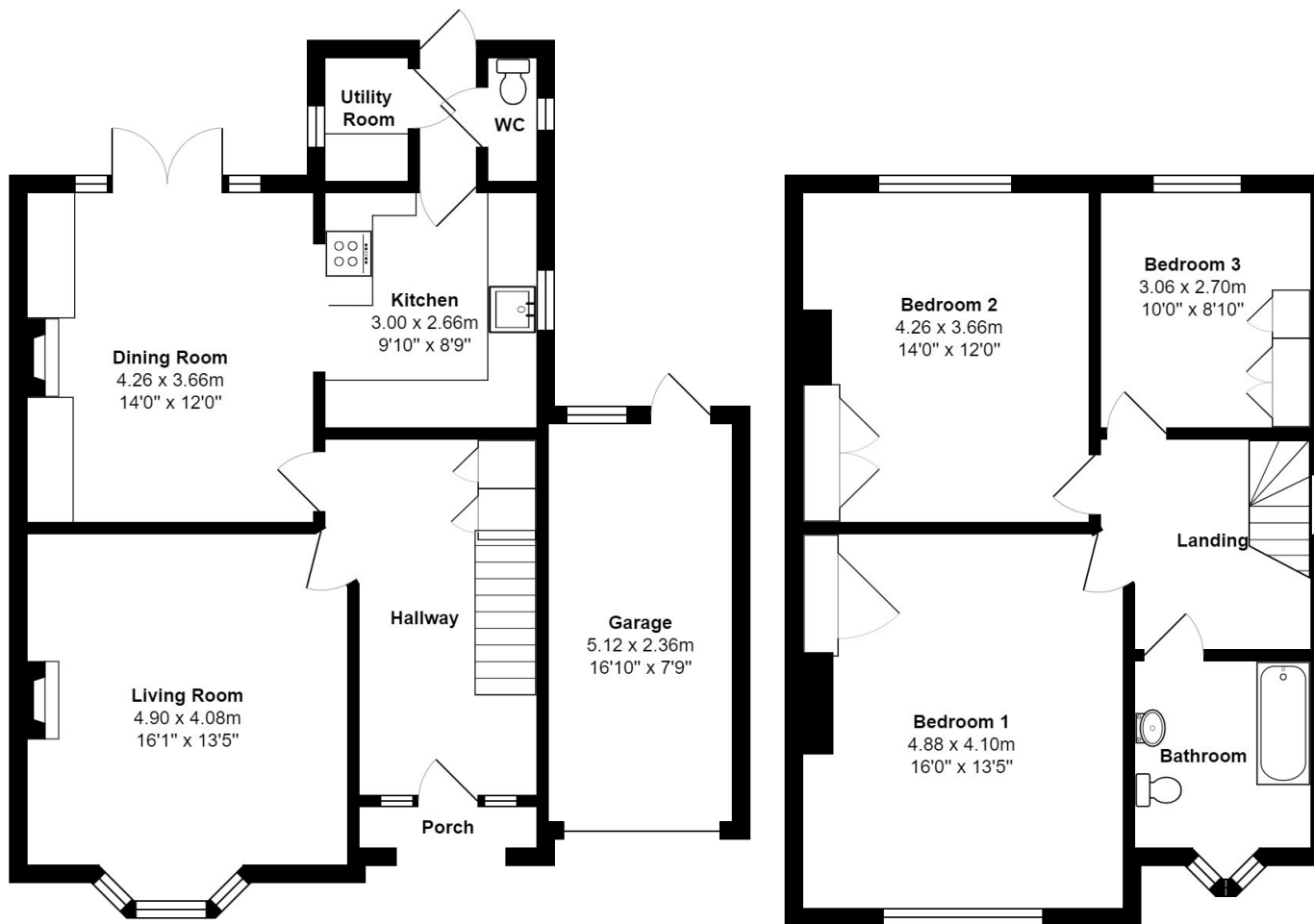
BEDROOM 3: 10'0" x 8'10" maximum, Double glazed window to rear aspect overlooking garden, range of treble doored built-in wardrobes/storage cupboards with range of shelving and hanging space, one housing Ideal Logic Max boiler and hot water cylinder supplying domestic hot water and central heating (not tested), picture rail.

BATHROOM: 7'10" x 7'3" Oriel double glazed frosted leadlight window to front aspect, high level double glazed leadlight window to side aspect, white suite comprising: panelled bath with central filler mixer tap, shower attachment over with shower screen, ceramic tiled over bath, concealed cistern w.c. with vanity shelf over, wash hand basin with cupboards under, mosaic tiled splashback.

OUTSIDE: To the rear, accessible from the dining room and outer lobby is a flagstone patio leading onto the lawned garden with mature border to one side, the garden is enclosed by fence panelling on all sides, wooden garden shed with power and lighting, rear pedestrian gateway leading to Fir Grove. To the rear of the garage is a shingled area and outside power point leading to patio. The rear garden measures approximately 85' from the rear of the house x 30' in width.

GARAGE: 16'10" x 7'9" Twin composite doors to front, double glazed door to rear garden, power points and lighting.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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