



91 Oriel Road, North End, Portsmouth, Hampshire, PO2 9EG

TOWN & COUNTRY
SOUTHERN



A Three Bedroom Terraced Family Home
3 Reception Rooms & 14' Kitchen /
Breakfast Room
10' Family Room, Utility Room &
Cloakroom
Enclosed Rear Southerly Facing Garden

An impressive three bedroom, centre of terrace family home which is situated in the popular residential location yet within easy access of local shopping amenities, bus routes, recreation grounds, catchment for the local schools (subject to confirmation) and commutable road and

rail links. The accommodation is arranged over three floors and comprises; hallway, living room, dining room, kitchen/ breakfast room, cloakroom, utility room and family room on the ground floor with three bedrooms and family bathroom on the first floor with a

loft room on the top floor. The property is offered with enclosed rear garden, double glazing and gas fired central heating. Early internal viewing of this family home is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: Proceeding south on the London Road from the Portsbridge roundabout, take the second exit past the Coach and Horses onto the London Road, continue along London Road passing the The Green Post public house on the right hand side, take the fourth road on the right hand side into Oriel Road where No.91 can be found on the left hand side of the road.

ENTRANCE: Brick retaining wall with pillared gateway leading to slate effect paved forecourt, covered porch with original ceramic tiled flooring and tiles to half wall level, period style main front door with two frosted panels and leadlight panel over depicting house name, chrome door furniture and Ring door bell leading to:

HALLWAY: Panel effect walls to one side, original balustrade and spindle staircase rising to first floor with understairs storage cupboard, two radiators, hallway leading to kitchen, wood effect flooring, doors to primary rooms.



LIVING ROOM: 16'0" into bay window x 12'4" Double glazed sash style bay window to front aspect with plantation shutters to the lower section, ornate ceiling rose and coving, feature media wall with space for T.V. and sound bar, parquet style flooring, vertical radiator, panelled door.

UTILITY ROOM: 5'8" x 5'0" Work surface, space and plumbing for washing machine and tumble dryer, double glazed window to side aspect.

FIRST FLOOR: Landing with balustrade, return stairs to the loft room, panelled doors to primary rooms.

DINING ROOM: 12'4" x 10'3" Double windows to rear aspect, ornate ceiling rose and coving, radiator, panelled door.

BEDROOM 1: 16'6" x 16'0" into bay window. Double glazed sash style bay window to front aspect with plantation shutters, ceiling coving, radiator, high gloss wooden flooring.



KITCHEN \ BREAKFAST ROOM: 14'5" x 10'11" Range of contemporary style floor to ceiling units with T bar handles, eye-level built-in oven with integrated microwave over, breakfast bar with white granite work surface, circular sink with mixer tap, seating to one side and matching built-in units to the other including integrated dishwasher with matching door, ceramic hob with extractor hood over, double glazed window to the side aspect with plantation shutters, square opening leading to:

BEDROOM 2: 14'11" x 10'11" Double glazed window to rear aspect with plantation shutters, access to loft space, high gloss wooden flooring, radiator.

BEDROOM 3: 12'4" x 10'3" Double glazed window to rear aspect, media wall with space for T.V., radiator.



FAMILY ROOM: 10'0" x 7'0" Double glazed bi-folding doors leading to garden, double glazed window to side aspect, feature media wall with space for T.V. and sound bar, radiator.

BATHROOM: Refitted white suite comprising: double ended bath with shower attachment over, concealed cistern w.c., circular wash hand basin, part tiled wall, two double glazed frosted windows with plantation shutters to side aspect, chrome heated towel rail, large mirror to one wall.

CLOAKROOM: Low level w.c., window to side aspect.

LOFT ROOM: Skylight window to the rear aspect, access to eaves storage at the front and rear, radiator.

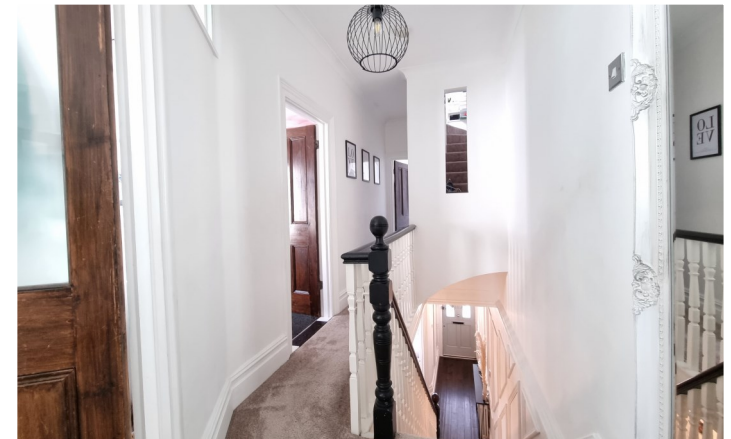
OUTSIDE: To the rear, accessible from the family room is a southerly facing garden, the garden is enclosed by rendered and painted walls with wooden fencing over, ceramic tiled patio with astroturf borders leading to raised decked area with covered garden bar with open sides, lighting and power.

AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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