



55 Warren Avenue, Southsea, Hampshire, PO4 8PX

TOWN & COUNTRY
SOUTHERN

- £320,000 Freehold
- Three Bedroom Terraced House
- Upstairs Shower Room & Downstairs Bathroom
- Lounge, Dining Room, Conservatory
- Enclosed Rear Garden
- No Forward Chian

An extended three bedroom, bay and forecourt mid-terraced house in a popular residential location in Southsea. The property comprises: lounge, dining room, kitchen breakfast room, conservatory, lobby, and bathroom on the ground floor with three bedrooms and a shower room on the first floor. To the rear of the property is a low maintenance, fully enclosed rear garden. Offered with gas central heating and double glazing early internal viewing is recommended to appreciate the accommodation and location on offer.

TO FIND THE PROEPRTY: Travelling south on the Eastern Road continue through the lights past the Good Companion, Turn left onto Euston Road, turn right onto Warren Avenue where the property can be found on the right hand side after a short distance.



ENTRANCE: Courtyard front garden with low brick wall and iron railings. Wooden front door leading to:

HALLWAY: Stairs rising to the first floor, radiator, doors to:

LOUNGE: 13'11" into bay x 12'4" Double glazed bay window to the front elevation, smooth ceiling with ornate coving and picture rails, central ceiling rose, radiator.

DINING ROOM: 13'4" X 8'9" Original feature display cupboard with bureau style cupboard below, leaded light and stained glass window leading to the conservatory, smooth ceiling with ornate coving and picture rails, central ceiling pendant, radiator.

KITCHEN BREAKFAST ROOM: 17'10" X 8'10" Comprehensive range of wall and base units beneath roll edged worksurfaces, inset single drainer sink unit, eyelevel double oven, integrated dishwasher, gas hob with extractor fan over, tiled splash backs, door to lobby, open arch to conservatory.

CONSERVATORY: 12'7" x 8'4" Double glazed patio doors to garden, tiled flooring.

LOBBY: With space and plumbing for washing machine, door to:

BATHROOM: White suite of panelled bath with shower over, wash hand basin with vanity cupboard below, low flush WC, tiled splashbacks, double glazed window to the rear.

FIRST FLOOR

LANDING: Doors to:

BEDROOM 1: 12'6" x 11'6" Double glazed window to front elevation, twin built in double wardrobes, radiator.

BEDROOM 2: 13'4" x 8'9" Double glazed window to the rear elevation overlooking the garden, built in wardrobe, radiator.

BEDROOM 3: 10'6" x 8'11" Double glazed window to the rear elevation overlooking the garden, radiator.

SHOWER ROOM: Corner shower cubicle with electric shower, low flush WC, wash hand basin, radiator, fully tiled walls, double glazed obscured glass window to the front elevation.

OUTSIDE: The rear garden is mainly laid to patio with flower borders, timber shed, outside tap.

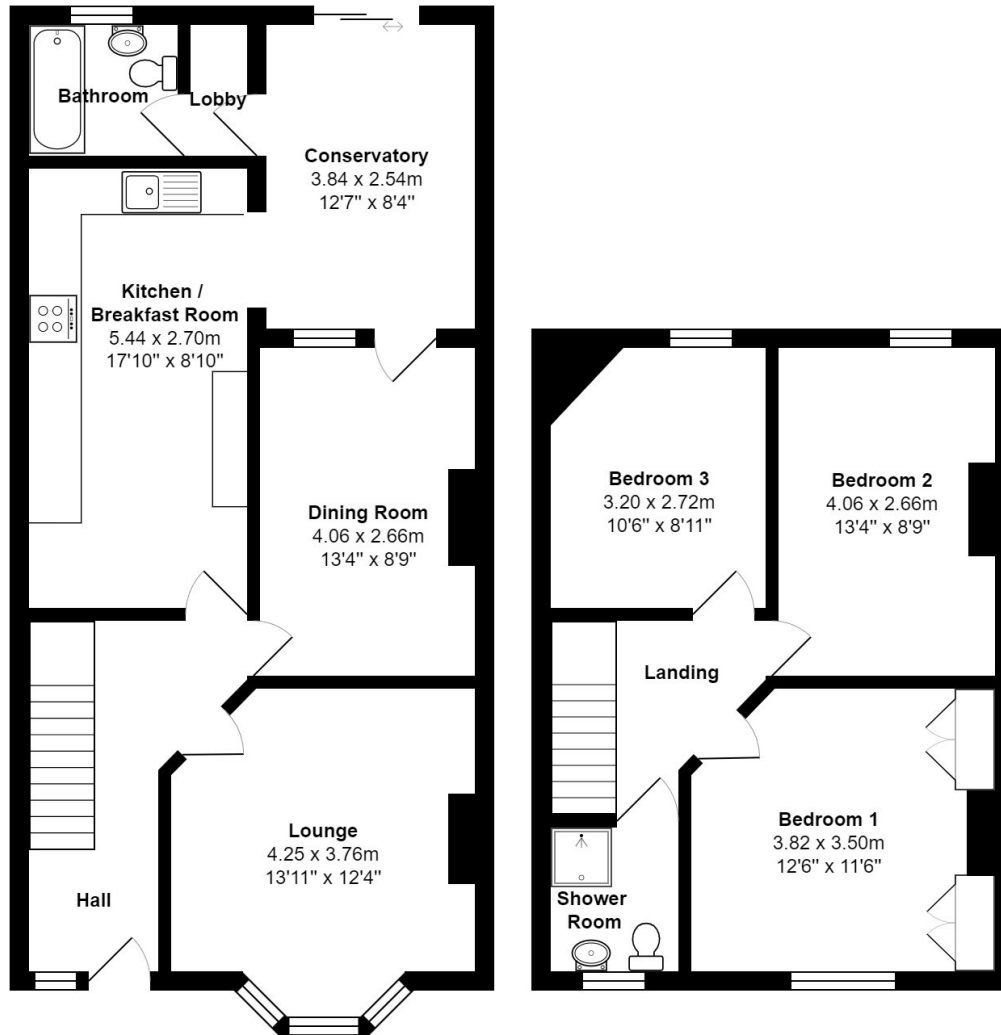
AGENTS NOTES

Council Tax Band C - Portsmouth City Council

Broadband – ADSL/FTTC
[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

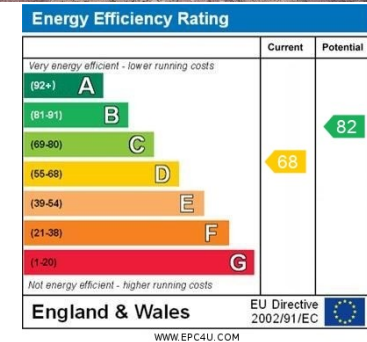
Flood Risk – Refer to -
 [\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)





Total Area: 107.9 m² ... 1162 ft²

All measurements are approximate and for display purposes only



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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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