



136 Percy Road, Southsea, Hampshire, PO4 0BL

TOWN & COUNTRY
SOUTHERN

- £255,000 Freehold
- Two Bedroom Terraced House
- Two Reception Rooms
- Enclosed Rear Garden
- No Forward Chain
- Viewing Essential

A mid-terrace home which is situated in a popular residential location within easy access of local shopping amenities, schools (subject to confirmation), Fratton railway station with regular connections to London Waterloo and commutable road links are also nearby. The accommodation is arranged over two floors with 942 sq ft of living space and comprises: hallway, lounge, dining room, kitchen, bathroom and lean-to on the ground floor with two double bedrooms on the first floor. Offered with double glazing, gas fired central heating and with no forward chain, early viewing of this house is recommended to appreciate not only the accommodation but also the central location on offer.

TO FIND THE PROPERTY: Travelling along Goldsmith Avenue A2030 in a westerly direction, continue straight over at the roundabout passing Francis Avenue on the left, take the next left into Talbot Road just before the traffic light junction, proceed along Talbot Road in a southerly direction taking the fourth road on the left hand side into Percy Road where No.136 can be found at the end of the road on the left hand side.



ENTRANCE: Brick retaining wall and gateway leading to forecourt, covered porch with double glazed main front door leading to:

LEAN-TO: 15'3" x 5'44" Door to garden.

FIRST FLOOR: Landing, doors to bedrooms.

HALLWAY: Laminate flooring, radiator, balustrade staircase rising to first floor, doors to lounge and dining room.

BEDROOM 1: 13'2" x 11'7" Double glazed window to rear aspect, textured ceiling with coving, built-in cupboard, radiator.

LOUNGE: 13'6" x 10'0" Double glazed bay window to front aspect, central chimney breast with fireplace, hearth and flame effect gas fire (not tested), recessed shelving to both sides of chimney breast, radiator.

BEDROOM 2: 13'2" x 10'11" Double glazed window to front aspect, textured ceiling with coving, radiator.

DINING ROOM: 13'2" x 10'11" Double glazed window to rear aspect, ceiling rose, radiator, chimney breast, understairs storage cupboard with plumbing for washing machine, door to:

OUTSIDE: Paved south facing garden enclosed by brick walls on all side, outside tap.

AGENTS NOTES:

Council Tax Band B - Portsmouth City Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://openreach.com)

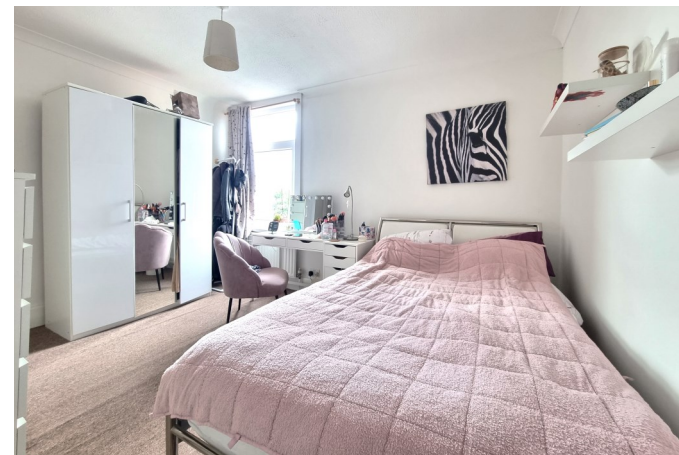
Flood Risk – Refer to -

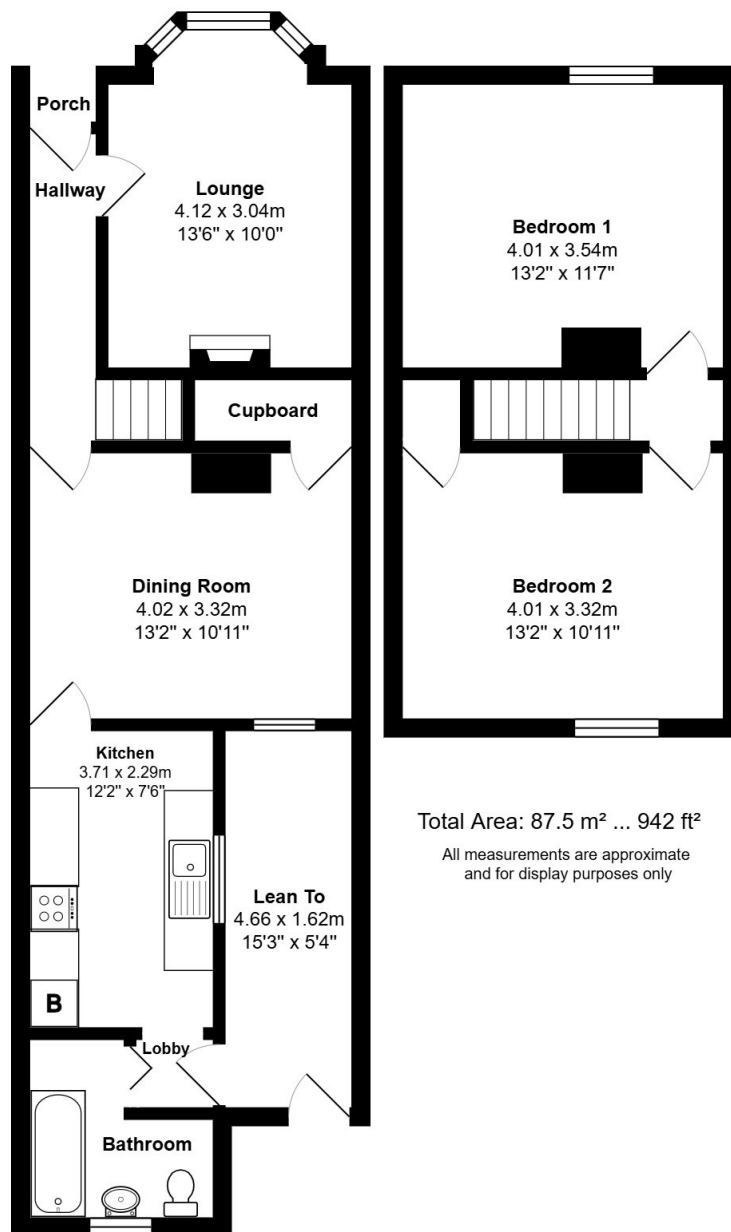
[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)

KITCHEN: 12'2" x 7'6" Range of matching wall and floor units, single drainer stainless steel sink, space for cooker, extractor hood, fan and light, space for fridge/freezer, cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested).

OUTER LOBBY: Door to bathroom, door to lean-to.

BATHROOM: White suite comprising: low level w.c., wash hand basin, panelled bath with shower over, double glazed window to rear aspect, radiator.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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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