



146 Emsworth Road, North End, Portsmouth, Hampshire, PO2 0BT

TOWN & COUNTRY
SOUTHERN

- £280,000 - Freehold
- A Mid-Terraced Family Home
- Three Bedrooms
- Upstairs Bathroom
- Well Appointed Kitchen
- Utility Room
- Viewing Essential

A mid-terrace, single bay and forecourt home which is arranged over two floors with 1050 sq ft of living space and comprises; hallway, living room, dining room, 14' fitted kitchen and 10' utility room on the ground floor with three bedrooms and family bathroom on the first floor. Located in a central part of the city this family home is ideally situated for local shops, amenities, bus routes, recreation grounds and catchment for schools (subject to confirmation). Viewing of this ideal family home is strongly recommended in order to appreciate not only the accommodation but also the location on offer.

TO FIND THE PROPERTY: Travelling along the Eastern Road in a southerly direction bear right into Burrfields Road, bear left at the traffic light junction into Copnor Road, take the fourth road on the right hand side into Laburnum Grove, and then the sixth right turning onto Emsworth Road and number 146 can be found a short distance along on the right hand side.

ENTRANCE: Brick retaining wall, gateway leading to forecourt, covered porch and main front door with frosted panels and matching panel over, leading to:



HALLWAY: Wooden flooring, original moulded archways stairs to first floor.

LIVING ROOM: 14'2" x 9'6" Double glazed bay window to front aspect, chimney breast with marble surround and hearth, book shelving to one side, radiator, ceiling coving, wood effect flooring.

DINING ROOM: 11'7" x 9'6" Double glazed door to garden, radiator, wood effect flooring.

KITCHEN: 14'7" x 8'5" Comprehensive range of wall and floor units, sink with mixer tap and drainer to one side, quartz style work surface, Neff induction hob with extractor hood, fan and light over, tall unit housing Neff fan oven and combination microwave oven with storage cupboards over and under, tall grey contemporary radiator, wood effect flooring, space for American style fridge/freezer, integrated dishwasher with matching door, ceramic tiled splashback, double glazed leadlight window to side aspect, door to:

UTILITY ROOM: 10'1" x 8'5" Double glazed window and door to rear garden, space and plumbing for washing machine, tiled flooring.

FIRST FLOOR: Landing with double glazed window to side aspect, access to loft space, doors to primary rooms.

BEDROOM 1: 12'8" x 12'4" Double glazed window to front aspect, radiator, built-in cupboard to one side of chimney breast.

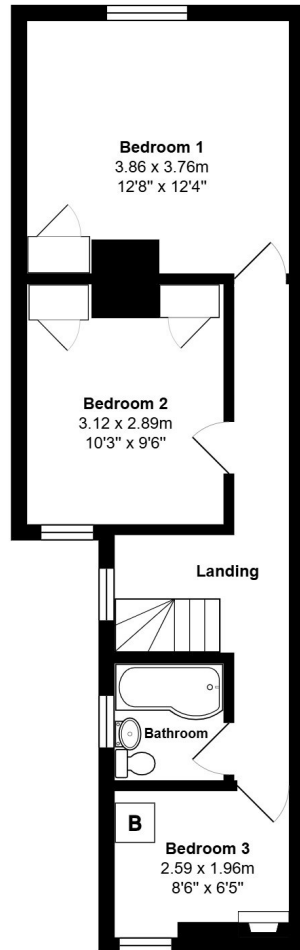
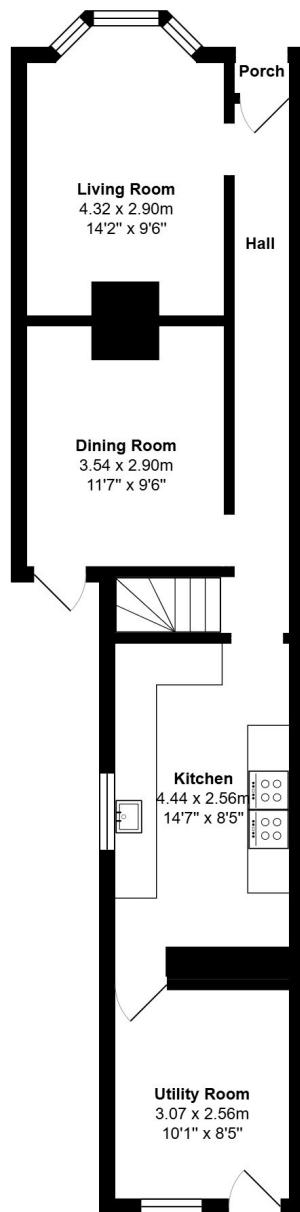
BEDROOM 2: 10'3" x 9'6" Double glazed window to rear aspect, built-in cupboards to either side of chimney breast, radiator.

BATHROOM: White suite comprising: P shaped bath with mixer tap, curved screen and shower over, concealed cistern w.c., vanity unit with wash hand basin and cupboard under, heated towel rail, ceramic tiled to walls and floor, double glazed window to side aspect.

BEDROOM 3: 8'6" x 6'5" Double glazed window to rear aspect, radiator, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), ornamental cast iron fireplace, radiator.

OUTSIDE: To the rear accessible from the dining room and utility room is a patio and pathway leading to wooden built garden shed, to either side of the pathway are wooden style sleeper borders with shrubs, evergreens and bushes, the garden is enclosed by brick retaining walls with trellis and panelled fencing over.





Total Area: 97.5 m² ... 1050 ft²

All measurements are approximate
and for display purposes only

AGENTS NOTES:

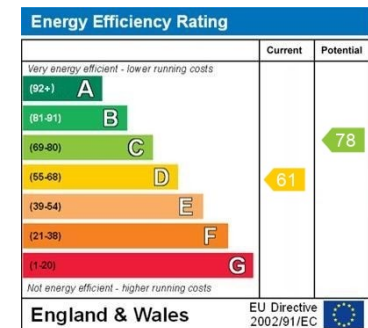
Council Tax Band B - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP

[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)



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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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