



108 Queens Road, Portsmouth, Hampshire, PO2 7NE

TOWN & COUNTRY
SOUTHERN

- £305,000—Freehold
- 4 Bedroom Bay & Forecourt House
- 20' Kitchen Dining Room
- Upstairs Bathroom & Downstairs Cloakroom
- Well presented Throughout
- Viewing Essential

A four bedroom family home which is located close to local amenities, shops, surgeries, commutable road links and schools (subject to confirmation). The versatile accommodation is arranged over three floors with 1293 sq ft of living space and comprises; porch entrance, lobby, living room, downstairs cloakroom and 20' kitchen / dining room on the ground floor, on the first floor are three bedrooms and family bathroom, the top floor has a further bedroom and ideal loft storage space. To the rear is an enclosed garden and brick built workshop. 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 the Eastern Road in a southerly direction bear right into Burrfields Road, bear left at the traffic light junction into Copnor Road, take the seventh road on the right hand side into Chichester Road, where No. 108 can be found a short distance along on the right hand side.

ENTRANCE: Painted brick wall with pedestrian gateway leading to paved forecourt, slated wooden bin storage area, covered porch with main front door with glazed panels and matching panel over leading to:



HALLWAY: Tiled flooring, internal door to:

LIVING ROOM: 15'10" into bay x 14'0" maximum. Double glazed bay window to the front aspect with plantation style shutters, wood effect flooring, ornate ceiling rose and coving, wooden picture rail, feature brick fireplace and surround with slate tiled hearth and wooden mantle over, door to:

INNER HALL: Double glazed door to the rear, stairs rising to the first floor, radiator, understairs shelving and cupboard, dado rail, wood effect flooring, picture rail, doors to:

CLOAKROOM: Concealed w.c. with cupboards to either side and shelf over, vanity unit with wash hand basin, cupboards under and large mirror over, towel rail, double glazed window to rear, fully ceramic tiled to floor and walls.

KITCHEN / DINING ROOM: 20'5" x 9'10" Comprehensive range of wall and floor units with chrome handles, quartz effect work surface, pull-out larder style unit, space and plumbing for washing machine and tumble dryer, integrated fridge and freezer with cupboards to either side and over, Flavel range cooker with wooden shelving over, stainless steel sink with salad tap over, ceramic tiled surrounds, chrome fronted power points, wall mounted Worcester gas fired combination boiler supplying domestic hot water and central heating (not tested), two double glazed windows to side aspect, wood effect flooring, double glazed French doors leading to the garden.

FIRST FLOOR: Staircase rising to the second floor, doors to:

BEDROOM 1: 14'0" x 9'5" Double glazed sash style window to the front aspect, built in storage cupboard, wood panelling to lower half of walls, radiator.

BEDROOM 2: 11'7" x 10'0 Double glazed window to the rear aspect, alcove shelving, wood effect flooring, radiator.

BEDROOM 3: 11'7" x 7'0" Double glazed window to the side aspect, alcove shelving, wood effect flooring, radiator.

BATHROOM: White suite comprising; panelled bath with mains shower over with drench style hood and wall mounted controls, smoked glass shower screen, w.c., wall mounted vanity unit with wash hand basin and drawers under, chrome heated towel rail, ceramic tiles to floor and walls, extractor fan, double glazed window to rear aspect.

SECOND FLOOR: Landing, door to loft space, door to:

BEDROOM 4: 14'0" maximum x 10'8" maximum, L-shaped, twin arrow slit double glazed windows to the rear, further double glazed window, radiator.

OUTSIDE: The enclosed rear garden is laid to flagstone with a raised railway sleeper decked area, outside tap, .

WORKSHOP: 12'0 x 8'5" Brick built workshop pedestrian door, window overlooking garden,

AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

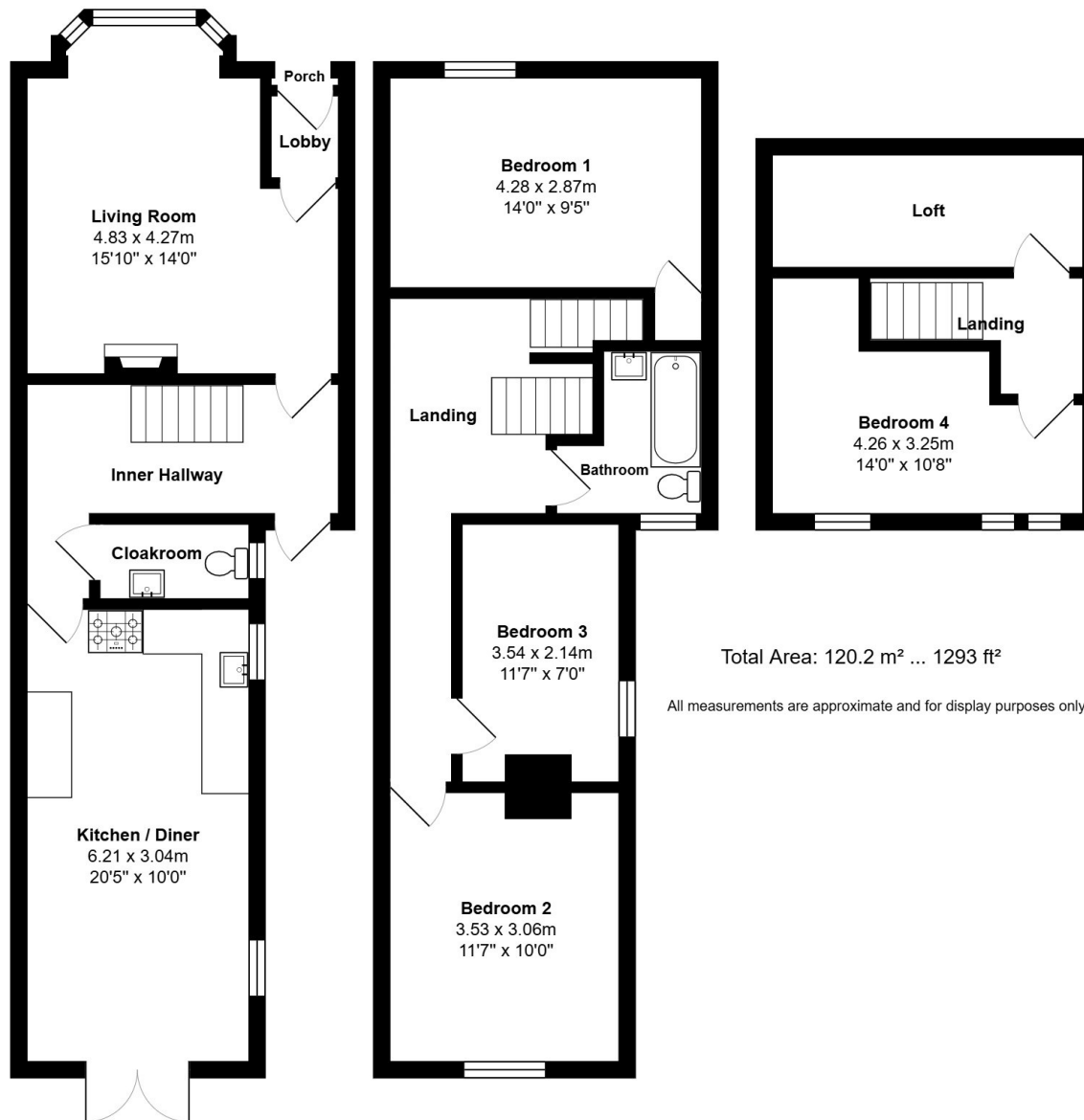
Broadband – ADSL/FTTC/FTTP

[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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		
www.epc4u.com		

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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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