



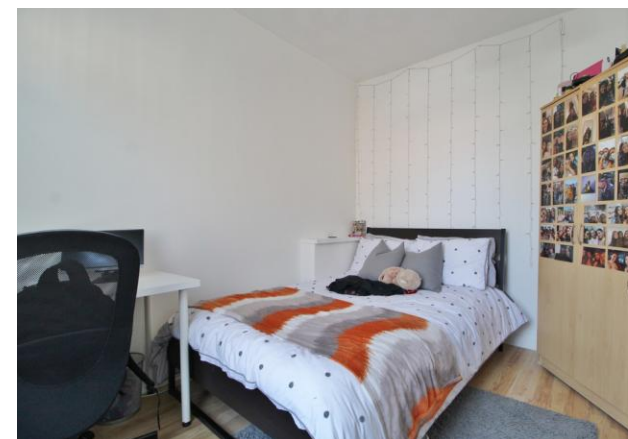
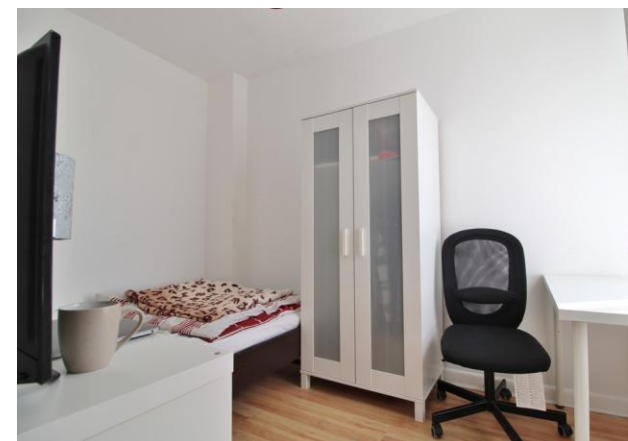
£290,000
41 Cleveland Road
Southsea, PO5 1SF

INVESTORS ONLY! Situated along Cleveland Road, Southsea, is this well presented property offered with no forward chain. Currently tenanted until the end of June 2023, and let for the next academic year at £2,100pcm (including bills), we feel this will make an ideal investment purchase with a 6% net yield. The accommodation comprises four bedrooms, living room, modern fitted kitchen/diner and upstairs shower room. Benefits include double glazing, gas central heating and a southerly aspect rear garden. Viewings strictly by appointment with at least 24 hours notice required.

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ENTRANCE Double glazed door to:-

PORCH Laminate flooring, opening to:-

LIVING ROOM 12' 1" x 13' 4" (3.69m x 4.08m) Double glazed window to rear elevation, laminate flooring, door to kitchen, door to:-

BEDROOM TWO 12' 1" x 13' 4" (3.69m x 4.08m) Double glazed window to rear elevation, laminate flooring, radiator.

KITCHEN/DINER 16' 2" x 8' 5" (4.95m x 2.59m) Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, gas hob with electric oven and extractor hood over, stainless steel sink and drainer unit, space and plumbing for washing machine, spaces for fridge/freezer and tumble dryer, double glazed door to garden, dual aspect double glazed windows.

LANDING Doors to all rooms, laminate flooring.

BEDROOM ONE 13' 3" x 11' 6" (4.05m x 3.52m) Double glazed window to front elevation, laminate flooring, radiator.

BEDROOM THREE 11' 5" x 7' 3" (3.48m x 2.21m) Double glazed window to rear elevation, laminate flooring, radiator.

BEDROOM FOUR 10' 0" x 8' 5" (3.07m x 2.57m) Double glazed window to rear elevation, radiator, laminate flooring.

SHOWER ROOM 6' 0" x 5' 5" (1.83m x 1.67m) Fitted shower room comprising walk in shower cubicle with thermostatic shower, wall mounted hand basin, low level WC, tiled to principal areas, double glazed obscure window to side elevation.

GARDEN Laid to paving, southerly aspect.

AGENTS NOTE:

COUNCIL TAX Band B.

GROUND FLOOR

FIRST FLOOR



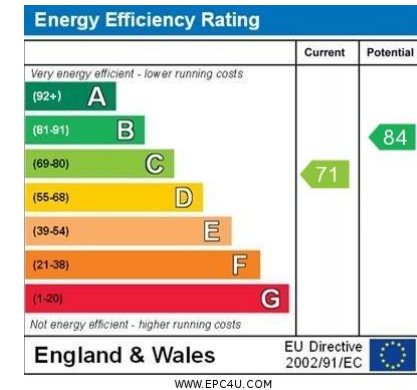
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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