



£335,000
20 Winter Road
Southsea, PO4 9BT

THREE BEDROOM END TERRACE HOME WITH LOVELY GARDEN! A truly lovely example of an end terrace, double bay and forecourt home along Winter Road, Southsea. Situated within a short walk of Winter Road shopping area, well-regarded schools and the seafront, we feel this would make an ideal family home. The well-presented accommodation briefly comprises two large reception rooms, sun room, fitted kitchen and utility room on the ground floor and a cellar with coal room on the lower ground. On the first floor, you will find three generously sized bedrooms and a fitted bathroom suite. An enclosed, laid to lawn garden can be found to the rear. Additional benefits include gas central heating and double glazing. An internal viewing should be arranged to fully appreciate this lovely home.





FORECOURT Paved walkway, shingled area, double glazed door to:-

ENTRANCE HALL Stairs with spindled balustrade with carpet runner, radiator, doors to all rooms, door to:-

CELLAR 15' 8" x 8' 0" (4.78m x 2.44m) Separate coal room.

LOUNGE 14' 9" into bay x 11' 0" (4.51m x 3.36m) Double glazed square bay window to front elevation, carpet throughout, radiator, electric feature fireplace, period style ceiling rose, coving and picture rail.

DINING ROOM 15' 10" x 8' 10" (4.83m x 2.71m) Carpet throughout, radiator, wooden door to:-

SUN ROOM 11' 6" x 6' 7" (3.51m x 2.02m) Wooden door to garden, tiled flooring.

KITCHEN 9' 9" x 7' 8" (2.99m x 2.35m) Fitted kitchen comprising range of wall and base level units incorporating roll top work surfaces, gas hob, electric oven, radiator, vinyl flooring, double glazed window to rear elevation, door to:-

UTILITY ROOM 7' 10" x 6' 10" (2.41m x 2.10m) Fitted base level units incorporating roll top work surfaces, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted combination boiler, stainless steel sink and drainer unit, double glazed window to side elevation, double glazed door to garden.

LANDING Doors to all rooms, carpet throughout.

BATHROOM 6' 0" x 5' 4" (1.84m x 1.64m) Fitted bathroom suite comprising a panel enclosed bath with thermostatic shower over, pedestal hand basin, low level WC, towel rail radiator, tiled flooring, tiled to principal areas, double glazed obscure window to front elevation.

BEDROOM ONE 15' 2" into bay x 11' 1" (4.63m x 3.39m) Double glazed square bay window to front elevation, carpet throughout, radiator.

BEDROOM TWO 14' 6" x 8' 10" (4.43m x 2.70m) Double glazed window to rear elevation, carpet throughout, radiator.

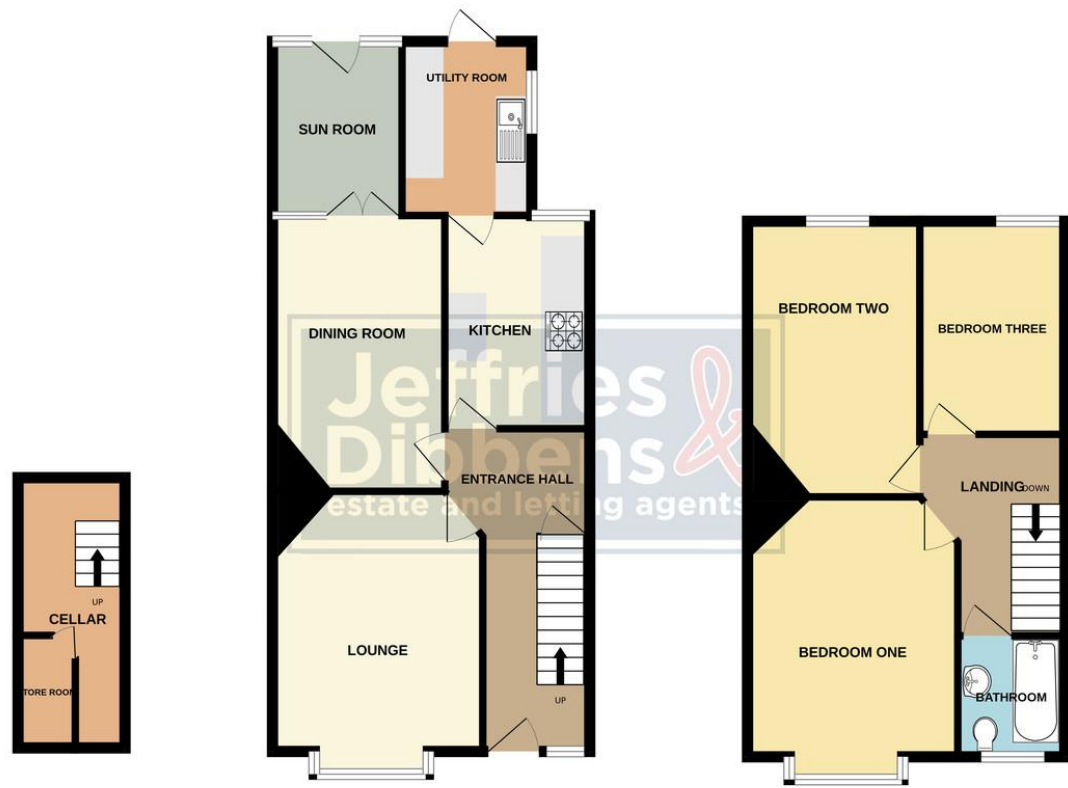
BEDROOM THREE 10' 11" x 7' 8" (3.35m x 2.35m) Double glazed window to rear elevation, carpet throughout, radiator.

GARDEN Mainly laid to lawn with paved and shingle areas, shrub borders, enclosed by brick walls.

BASEMENT

GROUND FLOOR

FIRST FLOOR



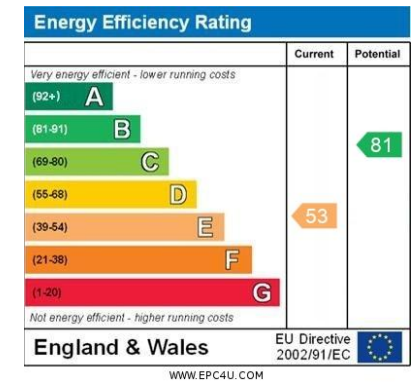
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

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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