



£240,000
145 Percy Road
Southsea, PO4 0BL

TWO BEDROOM HOME WITH NO CHAIN! New to the market is this bay fronted, mid terraced property situated in a great central pocket of Southsea. Percy Road is excellently positioned for access to many local amenities including Albert Road, Marmion Road shops, main bus routes, Fratton train station and Portsmouth University. Offering two good sized double bedrooms to the first floor, with the ground floor comprising two reception rooms (one currently being used as a third bedroom), a modern fitted kitchen and modern bathroom. To the rear of the property is an enclosed garden. Double glazing, gas central heating and NO CHAIN complete the appeal here. The property is currently let to three students on a fixed AST until June 2024.

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ENTRANCE Paved forecourt, front door leading to:-

HALLWAY Stairs to first floor landing, doors to all rooms.

LOUNGE/BEDROOM THREE 12' 4" x 9' 11" (3.76m x 3.03m) Double glazed bay window to front elevation, carpeted, radiator, period style ceiling rose.

DINING ROOM 10' 11" x 13' 0" (3.34m x 3.98m) Double glazed window to rear elevation, laminate flooring, radiator, cupboard.

KITCHEN 10' 1" x 7' 10" (3.08m x 2.40m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, built-in electric oven, gas hob with extractor hood over, space and plumbing for washing machine, spaces for under counter fridge and freezer, wall mounted boiler, tiled to principal areas, double glazed window to side elevation.

SHOWER ROOM Shower cubicle with thermostatic shower, low level WC, vanity unit housing wash basin with mixer tap, heated towel rail, fully tiled, obscure double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to both bedrooms.

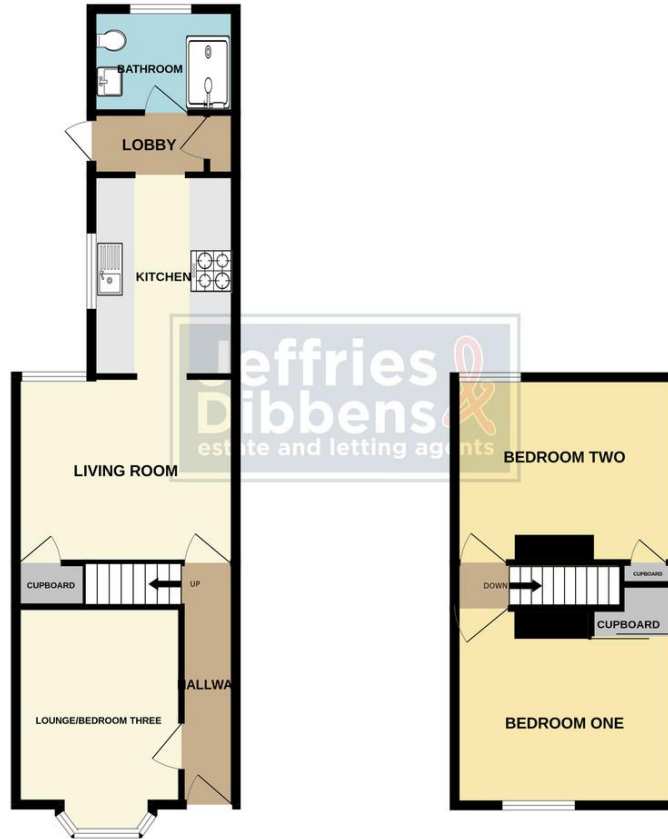
BEDROOM ONE 10' 4" x 13' 1" (3.16m x 4.01m) Double glazed window to front elevation, carpeted, radiator, wardrobe.

BEDROOM TWO 13' 1" x 9' 8" (4.00m x 2.95m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Laid to shingle, enclosed by brick walls.

GROUND FLOOR

FIRST FLOOR



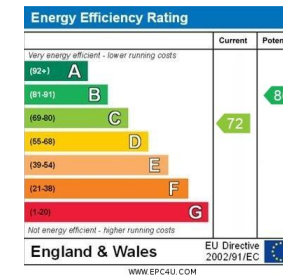
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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