



**£290,000**  
**11 Tamarisk Close**  
Southsea, PO4 9TS



ONE OF SOUTHSEA'S MOST DESIRABLE AREA'S! A two double bedroom, mid terraced home is situated in one of Southsea's most requested roads. Tamarisk Close is a lovely residential cul-de-sac which combines a convenient location with great proximity to the seafront. Offered for sale in good decorative order, with some modest updating required in places, the accommodation comprises lounge, kitchen, conservatory, downstairs WC, a modern upstairs shower room and two double bedrooms. Benefiting from double glazing, gas heating, and DRIVEWAY FOR TWO CARS! A pretty, enclosed rear garden with rear pedestrian access completes the appeal here. Contact our Southsea branch to arrange to take a look!

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**ENTRANCE** Obscure double glazed door to:-

**HALLWAY** Stairs with spindled balustrade to first floor landing, doors to all rooms, radiator, carpeted.

**WC** 4' 2" x 3' 1" (1.28m x 0.96m) Obscure double glazed window to front elevation, wall mounted basin, radiator, tiled to principal areas and vinyl flooring.

**KITCHEN** 11' 5" x 6' 1" (3.50m x 1.86m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven, gas hob with extractor hood over, spaces and plumbing for washing machine and dishwasher, space for tall fridge/freezer, cupboard housing boiler, tiled to principal areas and vinyl flooring, double glazed window to front elevation.

**LOUNGE** 14' 0" x 12' 9" (4.28m x 3.90m) Double glazed sliding door to rear elevation leading to conservatory, radiator, carpeted, under stairs storage cupboard, TV and telephone points.

**CONSERVATORY** 7' 6" x 11' 10" (2.31m x 3.63m) Double glazed windows to rear elevation overlooking garden, obscure double glazed windows to side elevation, double glazed door to garden, radiator, power and light, wall mounted electric heater, tiled flooring.

**FIRST FLOOR LANDING** Spindled balustrade, loft access, carpeted, doors to all rooms, airing cupboard housing domestic hot water cylinder.

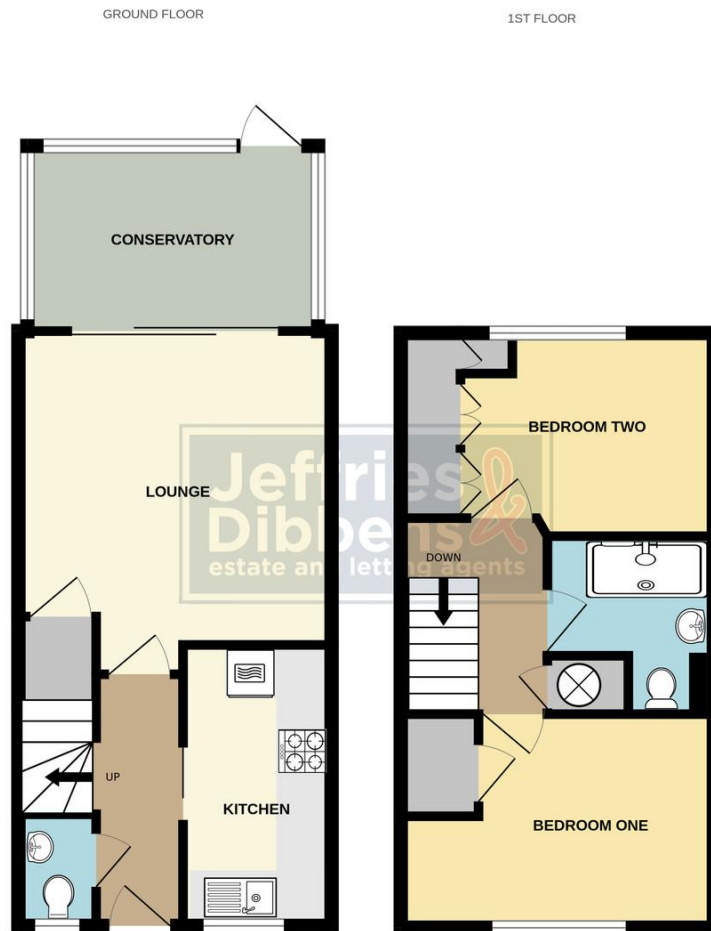
**BEDROOM ONE** 8' 8" x 12' 9" at widest point (2.66m x 3.91m) Double glazed window to front elevation, radiator, carpeted, built-in storage cupboard.

**SHOWER ROOM** 7' 8" at widest point x 6' 10" (2.36m x 2.09m) Modern fitted suite comprising large shower cubicle with thermostatic shower mixer, pedestal mounted wash basin, close coupled WC, extractor fan, fully tiled walls and vinyl flooring.

**BEDROOM TWO** 8' 11" x 10' 9" excluding wardrobe depth (2.74m x 3.28m) Double glazed window to rear elevation, radiator, carpeted, range of fitted bedroom furniture including wardrobes, chest of drawers and bedside tables.

**GARDEN** Laid to lawn with paved pathway, raised plant/shrub borders, wooden shed, enclosed by wooden fencing with rear pedestrian access.

**DRIVEWAY** Block paved drive located to the front of the property with off road parking for two cars.



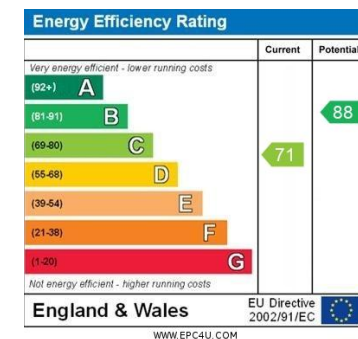
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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