

£330,000

54 Goldsmith Avenue

Southsea, PO4 8QR

THREE BEDROOMS, GARAGE & OFF ROAD PARKING! This mid terraced home is located in the popular residential location of Goldsmith Avenue, Southsea. The ground floor accommodation offers open plan living perfect for a growing family, with an entrance porch, downstairs cloakroom, hallway, fitted kitchen and living room with double doors leading to the LOW MAINTENANCE GARDEN! The first floor offers three good sized bedrooms and a lovely four-piece bathroom suite with 'Jacuzzi' bath. The elusive garage and off road parking can be found to the rear of the home and accessed via Frogmore Road. Additional benefits include gas central heating and double glazing. A lovely home which can only be appreciated by an internal viewing, so call at your earliest opportunity.

- 3 
- 1 
- 1 





ENTRANCE Paved forecourt, enclosed by bricks walls and metal railings, double glazed door to:-

PORCH Dual aspect double glazed windows, wooden door to:-

HALLWAY Stairs to first floor landing, opening to living area, radiator.

WC 6' 0" x 2' 3" (1.85m x 0.71m) Low level WC, wall mounted wash basin, tiled flooring, double glazed window to front elevation.

KITCHEN AREA 14' 9" x 8' 11" (4.50m x 2.73m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor hood over, space and plumbing for washing machine, integral dishwasher, space for fridge/freezer, wall mounted boiler, tiled to principal areas and tiled flooring, radiator, double glazed window to front elevation, opening to:-

LIVING AREA 13' 10" x 15' 6" (4.22m x 4.73m) Double glazed window to rear elevation, double glazed doors to garden, tiled flooring, radiator.

FIRST FLOOR LANDING Doors to all rooms, laminate flooring, loft access with pull down ladder.

BEDROOM ONE 9' 6" x 13' 2" excluding wardrobe depth (2.90m x 4.03m) Double glazed window to front elevation, radiator, built-in wardrobes.

BATHROOM 8' 0" x 9' 2" (2.46m x 2.80m) Lovely four-piece suite comprising panel enclosed corner Jacuzzi bath, walk-in shower cubicle with thermostatic mixer and over-sized shower head, low level WC, vanity unit housing wash basin and storage, heated towel rail, tiled to principal areas and tiled flooring.

BEDROOM TWO 10' 7" x 8' 3" (3.25m x 2.54m) Double glazed window to rear elevation, laminate flooring, radiator.

BEDROOM THREE 10' 7" x 6' 10" (3.25m x 2.10m) Double glazed window to rear elevation, laminate flooring, radiator.

GARDEN 17' 9" x 15' 11" (5.42m x 4.86m) Laid to paving with shrub borders, enclosed by brick walls, gate to:-

PARKING AND GARAGE 16' 4" x 8' 2" (4.99m x 2.50m)



GARAGE

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.
Made with Metropix ©2024

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	89
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

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



OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk