



£340,000
24 Melrose Close
Southsea, PO4 8EZ

SEMI DETACHED HOME WITH PARKING & GARAGE! Located in a highly desirable location in Eastney, this semi-detached home can be found in the cul-de-sac location of Melrose Close. The ground floor accommodation briefly comprises; entrance hall, lounge/dining room and fitted kitchen with pantry cupboard. Three generously sized bedrooms and a stunning family bathroom suite occupy the first floor. To the rear of the home, you will find a low maintenance garden with side pedestrian access. The elusive off road parking for two vehicles is situated to the front of the property. Additional benefits include double glazing, gas central heating and an integral garage. We expect high levels of interest for a property in this location, so call at your earliest opportunity to arrange your viewing.

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DRIVEWAY Space for two vehicles to the front of the property.

ENTRANCE Obscure double glazed door into porch.

LOUNGE/DINER 24' 7" x 11' 2" (7.51m x 3.42m) Double glazed window to front elevation, double glazed door to rear garden, laminate flooring, two radiators, stairs to first floor landing.

KITCHEN 9' 0" x 8' 8" (2.76m x 2.66m) 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, spaces and plumbing for washing machine and dishwasher, built-in 'Bosch' electric oven, gas hob, extractor fan, wall mounted 'Vaillant' boiler, storage cupboard with space for fridge/freezer, tiled to principal areas and laminate flooring, double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to all rooms, loft access, carpeted.

BEDROOM ONE 11' 3" x 11' 4" (3.45m x 3.47m) Double glazed window to front elevation, radiator, built-in wardrobe, carpeted.

BEDROOM TWO 9' 8" x 11' 4" (2.95m x 3.46m) Double glazed window to rear elevation, radiator, carpeted, built-in wardrobe.

BEDROOM THREE 8' 1" x 8' 1" (2.47m x 2.47m) Double glazed window to front elevation, radiator, carpeted.

BATHROOM 5' 4" x 7' 11" (1.65m x 2.42m) Panel enclosed 'P' shaped bath with mixer tap, thermostatic shower with rainfall shower head, glass shower screen, combined vanity unit housing wash basin with mixer tap and WC, heated towel rail, fully tiled, obscure double glazed window to rear elevation.

GARDEN 32' 10" x 24' 7" (10.01m x 7.5m) Laid to paving, side pedestrian access, enclosed by brick walls and wooden fencing.

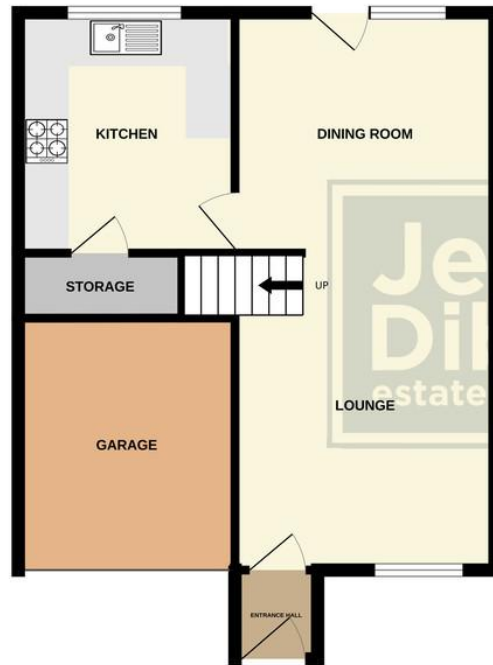
GARAGE Up and over door.

AGENTS NOTE:

COUNCIL TAX Band C.



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

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(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



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