



£400,000
96 Grayshott Road
Southsea, PO4 8AL

LOVELY FOUR BEDROOM HOME WITH SOUTH FACING GARDEN! A wonderful example of a spacious bay and forecourt home, positioned in the requested location of PO4. Grayshott Road is located within close proximity to a host of local amenities including well-regarded schools and a main line Railway station. Upon entering the property, you are greeted by an entrance hallway, separate lounge, stunning 'Wren' kitchen with 'quartz' work surfaces, downstairs cloakroom, reception room and conservatory on the ground floor. On the second floor, you will find three double bedrooms and a lovely fitted bathroom suite. An additional bedroom can be found on the second floor. An enclosed southerly aspect garden completes the home. Viewing is advised to appreciate the size and location on offer.

4 
2 
2 





FORECOURT Period tiled flooring, wooden door to:-

HALLWAY Stairs to first floor landing, laminate flooring, period style dado and coving, storage cupboard housing gas and electric meters, radiator, doors to all rooms.

LOUNGE 15' 3" into bay x 11' 3" (4.67m x 3.44m) Double glazed bay window to front elevation, exposed floorboards, feature fireplace, period style picture rail, coving and ceiling rose, two radiators.

KITCHEN 11' 9" x 8' 9" (3.60m x 2.68m) Stunning 'Wren' kitchen comprising a range of wall and base level units incorporating 'quartz' work surfaces, bowl sink with mixer tap, space for 'Range' style cooker, extractor over, integral dishwasher, laminate flooring, breakfast bar, double glazed door to garden.

CLOAKROOM Low level WC, tiled to principal areas, double glazed window to side elevation.

RECEPTION ROOM 12' 8" x 10' 7" (3.88m x 3.24m) Laminate flooring, cupboard housing combination boiler, period style coving, ceiling rose and picture rail, large double glazed doors to:-

CONSERVATORY 8' 0" x 11' 2" (2.44m x 3.41m) Double glazed doors to garden, dual aspect double glazed windows, space and plumbing for washing machine, space for tumble dryer, tiled flooring.

FIRST FLOOR LANDING Doors to all rooms, carpeted, stairs to second floor landing.

BEDROOM ONE 12' 9" x 14' 5" (3.89m x 4.40m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM THREE 11' 8" x 8' 10" (3.57m x 2.71m) Double glazed window to rear elevation, exposed floorboards, radiator.

BATHROOM 4' 11" x 7' 3" (1.52m x 2.22m) Stunning fitted suite comprising panel enclosed bath with central wall mounted taps and rainfall shower head, low level WC, wall mounted basin, heated towel rail, tiled throughout.

BEDROOM TWO 10' 10" x 10' 7" (3.32m x 3.25m) Double glazed window to rear elevation, radiator, exposed floorboards.

SECOND FLOOR LANDING Eaves storage, carpeted, door to:-

BEDROOM FOUR 15' 7" x 9' 10" (4.77m x 3.00m) Double glazed window to front elevation, carpeted, eaves storage.

GARDEN Southerly aspect, laid to paving, shed, enclosed by brick walls.





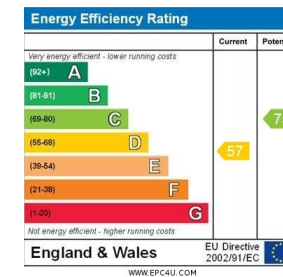
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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

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