



£325,000
12 Woodmancote Road
Southsea, PO4 8DD

LOVELY EXTENDED HOME WITH SOUTH FACING GARDEN! A traditional bay and forecourt home, located in the ever popular tree-lined Woodmancote Road, Southsea. The extended accommodation briefly comprises; two double bedrooms, additional bedroom/office and a stunning fitted bathroom suite on the first floor. The ground floor offers entrance porch, separate living room, dining room, which leads through to a lovely fitted kitchen, and an additional sitting room with skylight window. A desirable southerly aspect garden with brick-built shed can be found to the rear. Additional benefits for this home include gas central heating and double glazing throughout. A home which can only be appreciated by an internal inspection.

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FORECOURT Wooden front door with stained glass window leading to:-

PORCH Door to:-

LOUNGE 14' 0" into bay x 14' 1" into recess (4.27m x 4.31m) Double glazed bay window to front elevation, radiator, carpeted, feature fireplace, three under stairs storage cupboards, carpeted stairs with spindled balustrade to first floor landing, door to:-

DINING ROOM 10' 10" x 14' 1" (3.31m x 4.31m) Double glazed door to rear elevation, radiator, carpeted, period fireplace with mantle, storage cupboard.

KITCHEN 10' 11" x 9' 1" (3.34m x 2.78m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, eye level double oven, induction hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, integral dishwasher, wall mounted 'Worcester' boiler, laminate flooring, double glazed window to side elevation.

SITTING ROOM 9' 7" x 9' 3" (2.94m x 2.83m) Double glazed window to side elevation, double glazed French doors to garden, lantern sky light, radiator, laminate flooring.

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

BEDROOM ONE 11' 3" x 14' 2" into recess (3.43m x 4.33m) Two double glazed windows to front elevation, radiator, storage cupboard, carpeted.

BEDROOM TWO 10' 7" x 11' 0" including wardrobe (3.23m x 3.37m) Double glazed to rear elevation, radiator, carpeted.

BATHROOM 5' 6" x 6' 0" (1.70m x 1.85m) 'P' shaped bath with thermostatic rainfall shower head and separate shower attachment, close coupled WC, pedestal mounted wash basin with mixer tap, heated towel rail, tiled to principal areas and vinyl flooring, obscure double glazed window to side elevation.

BEDROOM THREE/OFFICE 4' 11" x 9' 1" (1.52m x 2.78m) Double glazed window to rear elevation, radiator, carpeted.

GARDEN 24' 0" (7.33m) Laid to lawn with shrub borders, storage shed, enclosed by brick walls.





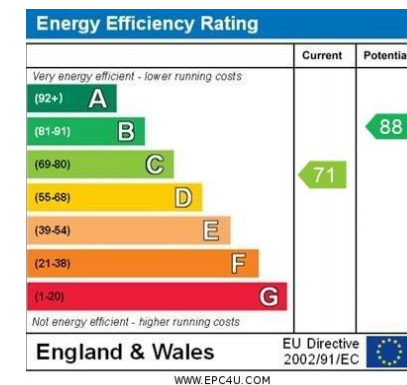
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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