



**£240,000**  
**42 Londesborough Road**  
PO4 0EX



**TWO BEDROOM HOME WITH LOVELY KITCHEN!** Situated along Londesborough Road, a highly popular location in central Southsea, is this traditional mid terraced home which has been renovated by the current owner. The well-presented accommodation briefly comprises; entrance hall, separate lounge, living room with exposed staircase, lovely modern fitted kitchen and fitted shower room on the ground floor, with two double bedrooms (both with feature fireplaces) occupying the first floor. Ideally positioned within close proximity to Fratton Train Station and other local amenities, we feel this property would make an ideal purchase for first time buyers or investment purchasers. A low maintenance garden, gas central heating and double glazing complete the appeal for this home. Please call the Southsea office to arrange your viewing.





**ENTRANCE** Double glazed door to:-

**ENTRANCE HALL** Carpet throughout, doors to lounge and living room.

**LOUNGE** 9' 10" into recess x 8' 5" (3.01m x 2.59m) Double glazed window to front elevation, carpet throughout, radiator, feature fireplace, built-in cupboard.

**LIVING ROOM** 12' 11" into recess x 11' 7" (3.96m x 3.54m) Double glazed door to garden, radiator, carpet throughout, exposed staircase to first floor landing, door to:-

**KITCHEN** 8' 7" x 7' 1" (2.64m x 2.17m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, gas hob with extractor hood over, electric oven, stainless steel sink and drainer unit with mixer tap, integral fridge, tiled to principal areas, vinyl flooring, wall mounted combination boiler, double glazed window to side elevation, radiator, door to:-

**SHOWER ROOM** 7' 0" into recess x 7' 5" (2.15m x 2.27m) Walk-in shower cubicle with thermostatic shower over and rainfall shower head, low level WC, wall mounted hand basin, double glazed windows to rear elevation, vinyl flooring, towel rail radiator, tiled to principal areas.

**LANDING** Doors to both bedrooms, loft hatch, carpet throughout.

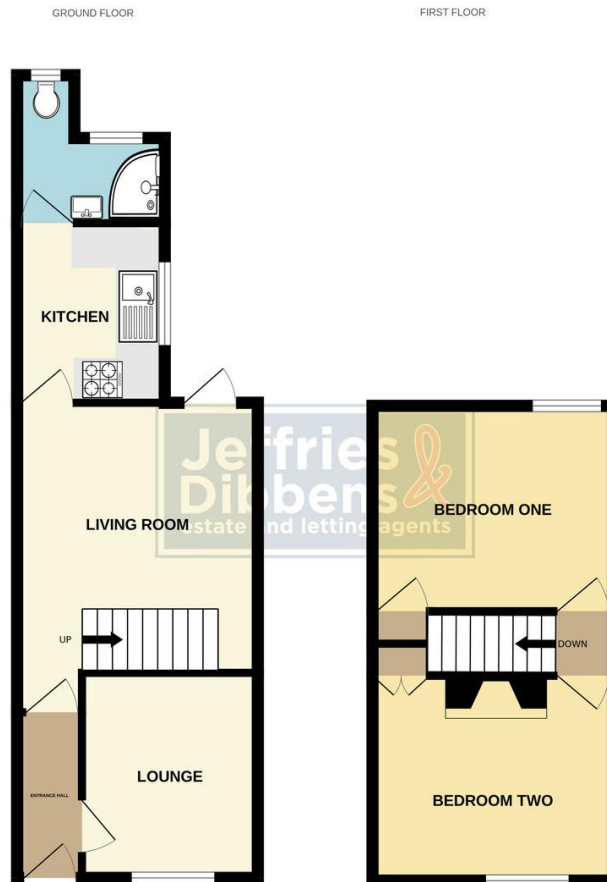
**BEDROOM TWO** 9' 10" into recess x 11' 7" (3.00m x 3.55m) Double glazed window to front elevation, carpet throughout, radiator, feature fireplace, built-in wardrobe.

**BEDROOM ONE** 9' 11" x 11' 6" (3.03m x 3.53m) Double glazed window to rear elevation, carpet throughout, radiator, feature fireplace, built-in wardrobe.

**GARDEN** Laid to paving throughout, shed, enclosed by brick walls and wooden fencing.







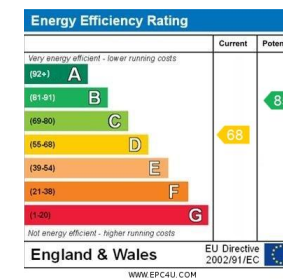
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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