



£350,000
8 Aston Road
Southsea, PO4 9BH

THREE BEDROOM HOME WITH NO FORWARD CHAIN! Found along the popular Aston Road, Southsea, is this spacious, double bay and forecourt property with no forward chain. The accommodation of this mid-terraced home comprises; separate lounge and dining rooms, fitted kitchen with integral appliances, lean-to conservatory with WC and cellar to the ground floor. With three double bedrooms and fitted bathroom on the first floor. To the rear of the property you will find a fully enclosed garden. Benefits include; gas central heating via a combination boiler, double glazing and no forward chain. Situated within close proximity to the seafront, Canoe Lake and the shopping facilities of Albert Road. We expect early interest in this property so be quick to view! Viewings can be arranged by contacting our Southsea branch.

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ENTRANCE Wooden front door to:

HALLWAY Stairs with spindled balustrade to first floor landing, obscure double glazed window to front elevation, door to cellar, period style cornice, doors to all rooms, laminate flooring.

LOUNGE 13' 11" into bay x 12' 4" into recess (4.25m x 3.76m) Double glazed bay window to front elevation, radiator, electric fire with wooden surround, period style cornice, Virgin media point, carpeted.

DINING ROOM 14' 9" x 9' 10" into recess (4.51m x 3.00m) Double glazed window to rear elevation, double glazed French doors to lean-to conservatory, radiator, carpeted.

LEAN-TO CONSERVATORY 6' 5" x 17' 11" at widest point (1.97m x 5.47m) Double glazed window to rear elevation, built-in storage cupboard, space and plumbing for washing machine, tiled flooring, double glazed door to garden, door to:-

WC 2' 9" x 4' 2" (0.85m x 1.29m) Close coupled WC, tiled walls and tiled flooring.

KITCHEN 11' 3" x 7' 8" (3.43m x 2.35m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in oven, gas hob and extractor hood over, integral fridge and freezer, laminate flooring, window to rear elevation (overlooking lean-to), door to lean-to.

FIRST FLOOR LANDING Spindled balustrade, loft access, carpeted, doors to all rooms.

BEDROOM ONE 14' 0" into bay x 12' 5" including wardrobe depth into recess (4.27m x 3.81m) Double glazed window to front elevation, radiator, two fitted wardrobes, carpeted, telephone point.

BATHROOM 6' 0" x 5' 3" (1.83m x 1.61m) Enclosed bath with thermostatic shower mixer over, close coupled WC, pedestal mounted wash basin, heated towel radiator, fully tiled walls and tiled flooring, obscure double glazed window to front elevation.

BEDROOM TWO 14' 9" x 9' 10" into recess (4.51m x 3.01m) Double glazed window to rear elevation, radiator, carpeted, built-in period style wardrobe.

BEDROOM THREE 11' 3" at widest point x 7' 10" (3.45m x 2.40m) Double glazed window to rear elevation, radiator, carpeted.

GARDEN Laid to artificial lawn with patio area and mature shrub borders, outside tap, 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 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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