



**£237,000**  
**9 Londesborough Road**  
Southsea, PO4 0EU

**TWO BEDROOM HOME WITH WEST FACING GARDEN & NO FORWARD CHAIN!** This mid terraced home can be found in the ever popular Londesborough Road, Southsea, with the train station and local amenities only a short walk away. The well-presented accommodation comprises separate lounge and dining rooms, modern fitted kitchen and modern bathroom suite to the ground floor, with two double bedrooms to the first floor. To the rear of the property you will find an enclosed westerly aspect garden. The property also benefits from gas central heating, double glazing and **NO FORWARD CHAIN**. We highly advise an internal viewing so please contact the Southsea office to arrange this.

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1 

2 







**ENTRANCE** PVCu door to:-

**LOUNGE** 10' 0" into recess x 11' 9" (3.05m x 3.59m) Double glazed window to front elevation, radiator, stairs to first floor landing, built-in cupboard, feature open fireplace, door to:-

**DINING ROOM** 9' 8" into recess x 11' 9" (2.96m x 3.59m) Double glazed door to garden, radiator, under stairs storage cupboard, laminate flooring, feature fireplace, through to:-

**KITCHEN** 6' 6" x 7' 2" (2.00m x 2.19m) Double glazed window to side elevation, modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with halogen hob and extractor hood over, space and plumbing for washing machine, spaces for fridge/freezer and tumble dryer, tiled to principal areas and laminate flooring.

**BATHROOM** 6' 8" x 7' 3" (2.05m x 2.23m) Obscure double glazed window to side elevation, panel enclosed bath with mixer shower over, shower screen, wash basin in vanity unit, close coupled WC, heated towel radiator, extractor fan, cupboard housing combination boiler, tiled to principal areas and tiled flooring.

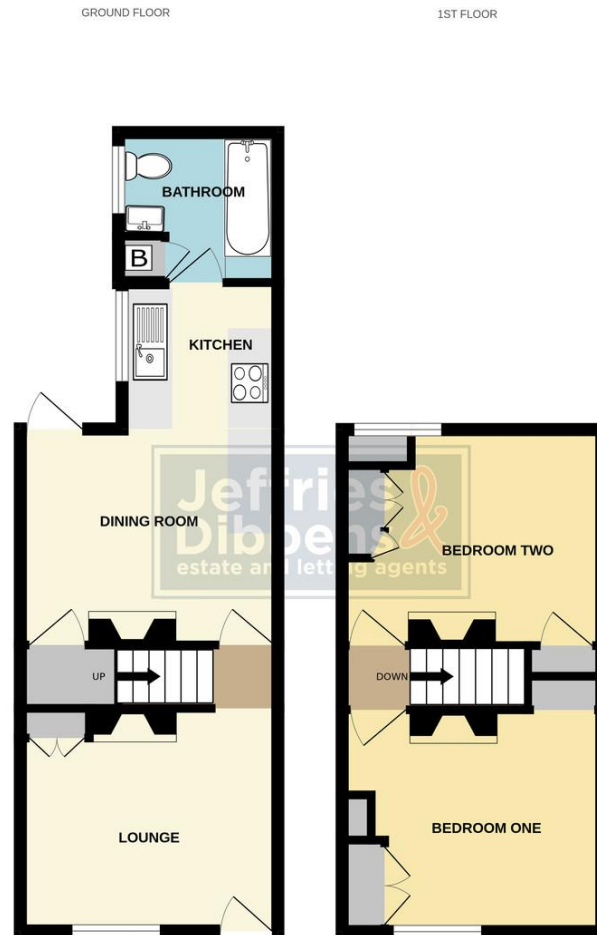
**FIRST FLOOR LANDING** Loft access, carpeted, doors to both bedrooms.

**BEDROOM ONE** 9' 11" into recess x 11' 9" (3.04m x 3.59m) Double glazed window to front elevation, radiator, carpeted, loft access.

**BEDROOM TWO** 9' 10" into recess x 11' 10" (3.00m x 3.61m) Double glazed window to rear elevation, radiator, carpeted.

**GARDEN** Westley facing aspect, 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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