



£270,000
15 Oliver Road
Southsea, PO4 9BY

TWO BEDROOMS, SOUTH FACING GARDEN & UPSTAIRS BATHROOM! This traditional bay and forecourt home is positioned in a highly desirable pocket of Southsea. Oliver Road is well situated within local amenities, well-regarded schools and the seafront within close proximity. The property itself is well presented throughout and comprises; entrance hall, two separate reception rooms, modern fitted kitchen, lean-to and conservatory on the ground floor. The first floor benefits from two double bedrooms and a large upstairs bathroom suite. A southerly aspect garden can be found to the rear of the home. Additional benefits include double glazing and gas central heating. We highly advise an internal viewing at your earliest convenience.





FORECOURT Double glazed door to:-

HALLWAY Stairs to first floor landing, radiator, doors to all rooms, period style coving and dado rail.

LOUNGE 14' 3" into bay x 10' 2" (4.36m x 3.12m) Double glazed bay window to front elevation, carpet throughout, feature fireplace, radiators, period style coving, ceiling rose and picture rail.

KITCHEN 9' 10" x 7' 10" (3.0m x 2.4m) Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for freestanding cooker, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas, vinyl flooring, double glazed door to:-

LEAN TO Door to garden.

DINING ROOM 12' 4" x 8' 4" (3.78m x 2.55m) Radiator, vinyl flooring, double glazed door to conservatory, door to:-

WC Low level WC, wall mounted hand basin, towel rail radiator, double glazed window to side elevation.

CONSERVATORY Space for tumble dryer, vinyl flooring, double glazed door to garden.

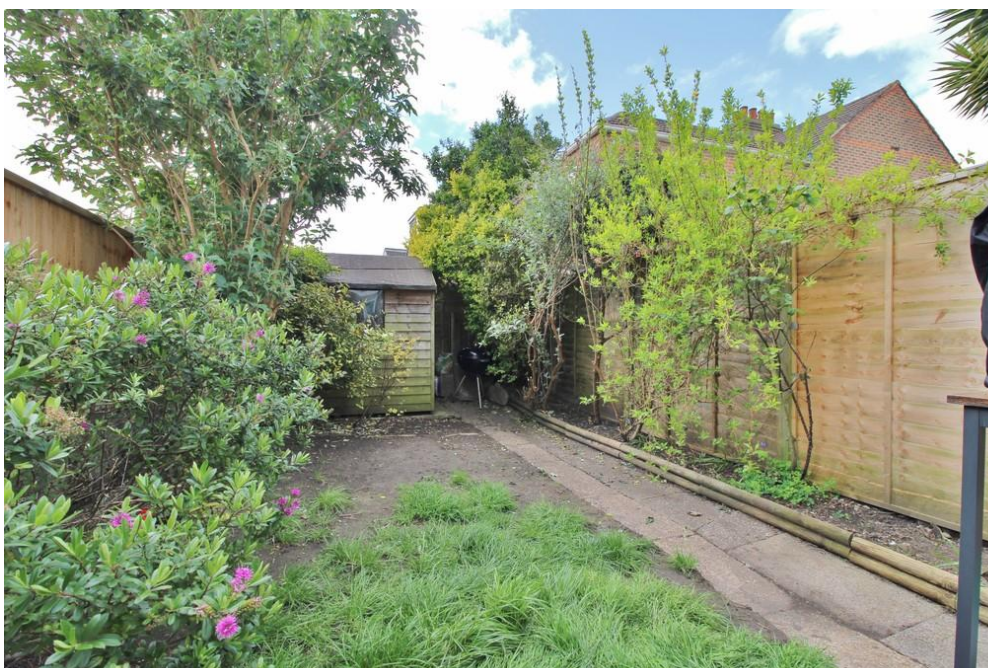
LANDING Doors to all rooms, loft hatch.

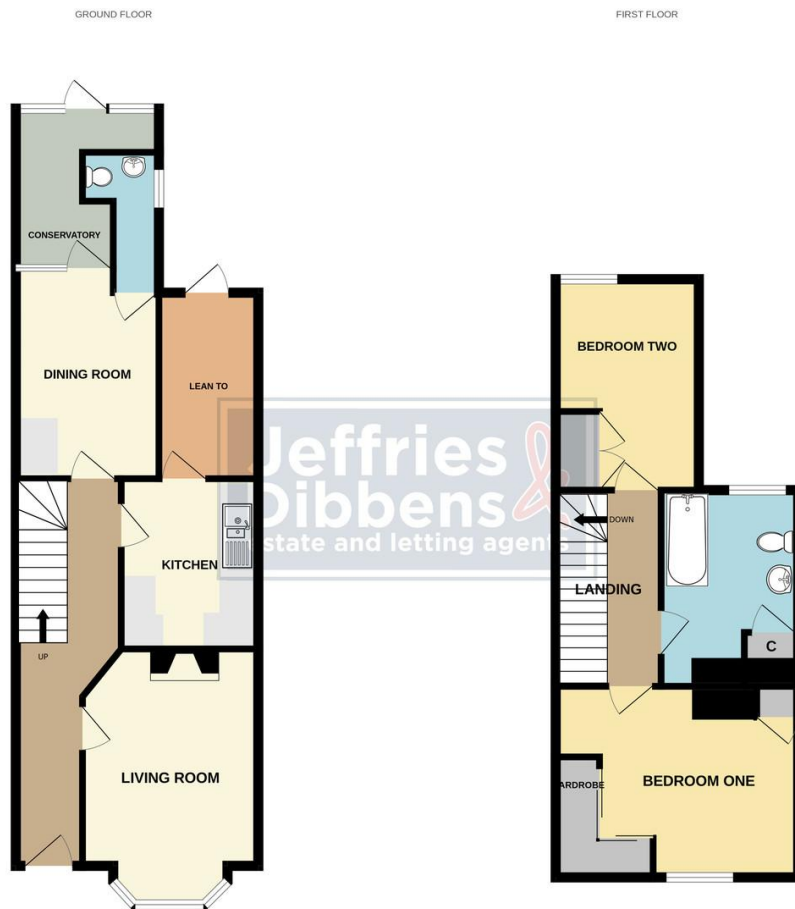
BEDROOM TWO 12' 4" x 8' 3" (3.78m x 2.54m) Double glazed window to rear elevation, carpet throughout, radiator.

BEDROOM ONE 11' 11" x 13' 8" (3.64m x 4.18m) Double glazed window to front elevation, carpet throughout, radiator.

BATHROOM 8' 7" x 7' 11" (2.64m x 2.43m) Fitted bathroom suite comprising P-shaped bath with thermostatic shower over, low level WC, pedestal hand basin, towel rail radiator, vinyl flooring, storage cupboard, double glazed window to rear elevation.

GARDEN Laid to lawn with paved area and walkway, shed, shrub borders, enclosed by wooden fencing.





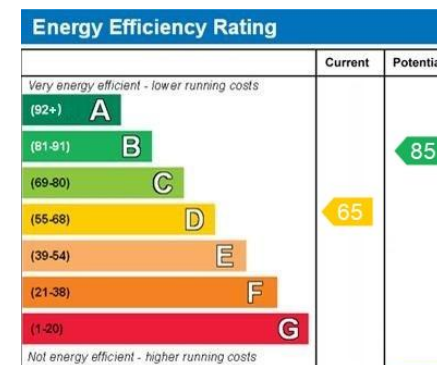
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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