



**£270,000**  
**53 Methuen Road**  
Southsea, PO4 9HG

**THREE BEDROOM HOME WITH SOUTH FACING GARDEN!** This mid terraced, three bedroom property is located within the ever popular Southsea location of Methuen Road, and offered to the market with **NO FORWARD CHAIN**. Just a short walk from the seafront and local shopping areas, we feel this would make an ideal home for an owner occupier or investment purchaser. The accommodation on the ground floor provides a living room, kitchen/diner with modern units and fitted bathroom suite. On the first floor, you will find three bedrooms. At the rear, there is a southerly aspect garden perfect for the summer nights. Additional benefits include gas central heating and double glazing. This property can be appreciated by arranging an internal viewing.

- 3 
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**ENTRANCE** Double glazed door to:-

**HALLWAY** Stairs to first floor landing, carpeted, two cupboards (one housing consumer unit and gas meter), door to:-

**LOUNGE** 10' 3" x 9' 10" (3.14m x 3.02m) Double glazed window to front elevation, radiator, carpeted.

**KITCHEN/DINER** 17' 5" at widest point x 13' 0" (5.31m x 3.97m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in gas hob and electric oven, extractor fan, space and plumbing for washing machine, space for fridge/freezer, radiator, cupboard, tiled walls and flooring, double glazed door to garden.

**BATHROOM** 4' 2" x 8' 5" (1.29m x 2.57m) Panel enclosed bath with mixer tap and shower attachment, close coupled WC, pedestal mounted wash basin with mixer tap, extractor fan, tiled walls and flooring, obscure double glazed window to rear elevation.

**FIRST FLOOR LANDING** Doors to all bedrooms, storage cupboard, carpeted, loft access.

**BEDROOM TWO** 6' 5" x 10' 1" (1.96m x 3.08m) Double glazed window to rear elevation, radiator, carpeted.

**BEDROOM ONE** 12' 0" at widest point x 13' 0" (3.66m x 3.98m) Double glazed window to front elevation, radiator, carpeted.

**BEDROOM THREE** 9' 10" x 8' 2" (3.01m x 2.51m) Double glazed window to rear elevation, radiator, cupboard housing boiler, carpeted.

**GARDEN** Laid to lawn with paved and shingled areas, shrub borders, southerly facing aspect, enclosed by brick walls and wooden fencing.



GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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>		86
(69-80) <b>C</b>	71	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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