



£255,000
101 Kingsley Road
Southsea, PO4 8HL

TWO BEDROOM HOME WITH LOVELY UPSTAIRS BATHROOM! A traditional bay and forecourt home which can be found in popular Eastney location of Kingsley Road, Southsea. The accommodation on offer briefly comprises; entrance hall, separate living and dining rooms, and fitted kitchen on the ground floor. Two bedrooms and a lovely newly fitted bathroom suite occupy the first floor. To the rear of the property you will find a low maintenance garden. Additional benefits include gas central heating and double glazing. Being located within close proximity to Bransbury Park, well-regarded schools and the seafront, we feel this property would make an ideal purchase for first time or investment buyers. Viewings can be arranged by contacting our Southsea branch at your earliest opportunity.





ENTRANCE Paved forecourt, double glazed front door leading to:-

HALLWAY Stairs to first floor landing, radiator, doors to all rooms.

RECEPTION ROOM ONE 10' 10" into bay x 9' 8" (3.31m x 2.95m) Double glazed bay window to front elevation, radiator.

RECEPTION ROOM TWO 10' 10" x 12' 11" (3.31m x 3.94m) Double glazed window to rear elevation, feature fire with surround, under stair storage cupboard, door to kitchen.

KITCHEN 11' 1" x 7' 9" (3.40m x 2.37m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit with mixer tap, spaces for fridge/freezer, cooker and washing machine, wall mounted 'Worcester' combination boiler, tiled to principal areas and vinyl flooring, double glazed window to side elevation, double glazed door to side elevation.

FIRST FLOOR LANDING Loft access, doors to:-

BEDROOM ONE 10' 3" x 12' 10" (3.13m x 3.93m) Double glazed window to front elevation, built-in storage cupboard, radiator, period style feature fireplace.

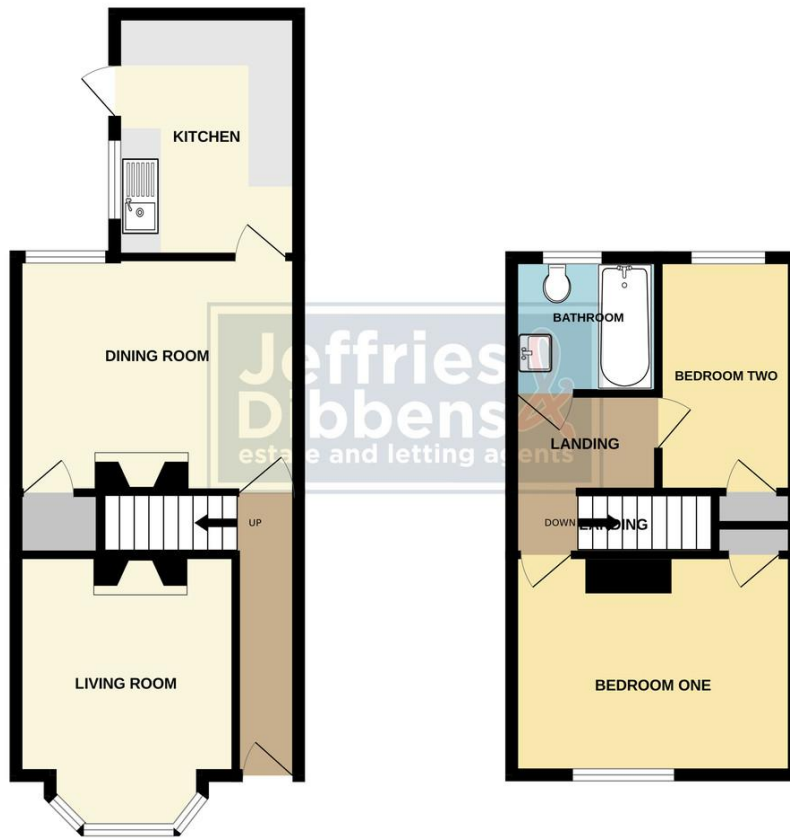
BATHROOM 5' 3" x 6' 4" (1.62m x 1.95m) Panel enclosed bath with thermostatic shower and rainfall shower head, low level WC, vanity unit incorporating wash basin, heated towel radiator, tiled to principal areas and vinyl flooring, obscure double glazed window to rear elevation.

BEDROOM TWO 10' 11" x 6' 2" (3.33m x 1.88m) Double glazed window to rear elevation, build-in storage, radiator.

GARDEN 26' 2" (7.98m) Mainly laid to slate chippings with flower and shrub borders, outside tap, fully enclosed.

GROUND FLOOR

FIRST FLOOR



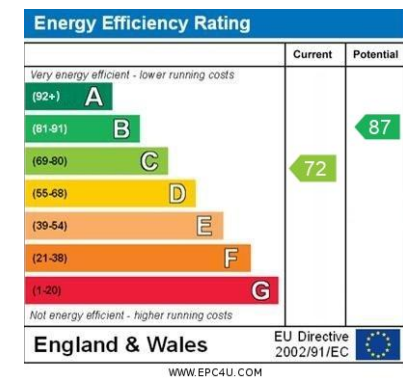
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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