



£245,000
90 Landguard Road
PO4 9DT

TWO BEDROOM HOME WITH LOVELY KITCHEN! Situated within one of the Southsea's most popular residential pockets, this mid terraced home is located along Landguard Road, just moments away from the seafront and local amenities. The well-presented accommodation briefly comprises; two separate reception rooms, lovely fitted kitchen with bay window and a fitted bathroom suite on the ground floor, with the first floor offering two double bedrooms. Externally, you will find an enclosed garden with raised paved area and shrub borders. Additional benefits for this lovely home include gas central heating and double glazing throughout. An internal viewing should be arranged at your earliest opportunity.

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ENTRANCE Front door leading into:-

LOUNGE 13' 1" x 9' 10" (3.99m x 3.00m) Double glazed window to front elevation, laminate flooring, radiator, stairs to first floor landing.

LIVING ROOM 13' 1" x 10' 9" (3.99m x 3.28m) Double glazed window to rear elevation, laminate flooring, radiator, storage cupboard.

KITCHEN 12' 0" x 9' 0" (3.66m x 2.75m) Lovely 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, space and plumbing for washing machine, space for fridge/freezer, electric oven with gas hob over, wall mounted boiler, radiator, tiled to principal areas and laminate flooring, double glazed bay window to side elevation, double glazed door to garden.

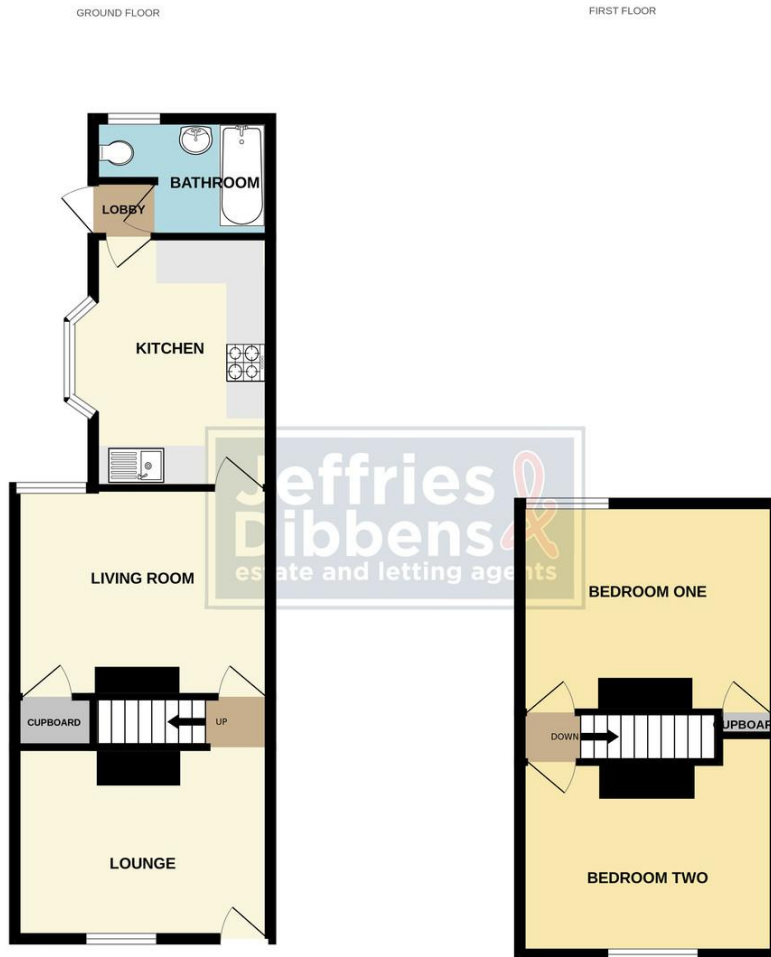
BATHROOM Panel enclosed bath with thermostatic shower and glass shower screen, low level WC, pedestal mounted wash basin, tiled to principal areas and vinyl flooring.

FIRST FLOOR LANDING Doors to both bedrooms.

BEDROOM ONE 13' 1" x 9' 10" (3.99m x 3.00m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

BEDROOM TWO 13' 1" x 10' 7" (3.99m x 3.25m) Double glazed window to front elevation, carpeted, radiator.

GARDEN Partly laid to lawn with raised paved seating area, shrub and plant borders, 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(91-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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