

**£260,000**  
**34 Carisbrooke Road**  
Southsea, PO4 8RF



**THREE BEDROOM HOME WITH LOVELY KITCHEN!** A lovely example of a bay and forecourt property which can be found along Carisbrooke Road, Southsea. Ideally positioned with Fratton Train station, Milton Park and an abundance of local amenities within close proximity. The well-presented accommodation on offer briefly comprises; entrance hall, separate lounge, downstairs shower room and dining room with opening to the lovely modern fitted kitchen with integral appliances on the ground floor. The first floor benefits from three double bedrooms. An enclosed, low maintenance garden can be found to the rear of the home. Additional benefits for this property include double glazing and gas central heating. Please call the Southsea office at your earliest opportunity to arrange your viewing.





**ENTRANCE** Paved forecourt, double glazed door to:-

**HALLWAY** Laminate flooring, radiator, opening to dining room.

**DINING ROOM** 15' 1" x 11' 8" (4.60m x 3.56m) Stairs to first floor landing, radiator, double glazed window to rear elevation, laminate flooring, under stairs base level storage units, door to lounge, opening to kitchen.

**LOUNGE** 13' 2" x 11' 10" (4.02m x 3.61m) Double glazed bay window to front elevation, radiator, carpeted.

**KITCHEN** 10' 7" x 10' 5" (3.23m x 3.18m) Lovely fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, sink and drainer unit with mixer tap, electric oven with gas hob and extractor hood over, space and plumbing for washing machine, integral fridge/freezer and dishwasher, cupboard housing wall mounted boiler, double glazed window to side elevation, double glazed door to garden, door to:-

**SHOWER ROOM** Walk-in shower cubicle with thermostatic shower, pedestal mounted wash basin, low level WC, radiator, tiled walls and tiled flooring.

**FIRST FLOOR LANDING** Doors to all rooms, loft access.

**BEDROOM ONE** 15' 5" x 11' 6" (4.70m x 3.51m) Double glazed window to front elevation, radiator, carpeted, wardrobe.

**BEDROOM TWO** 12' 3" x 10' 5" (3.74m x 3.18m) Double glazed window to rear elevation, radiator, carpeted, wardrobe.

**BEDROOM THREE** 9' 10" x 9' 10" (3.02m x 3.02m) Double glazed window to rear elevation, carpeted, radiator, wardrobe.

**GARDEN** Decked sitting area with concrete patio, enclosed by brick walls.







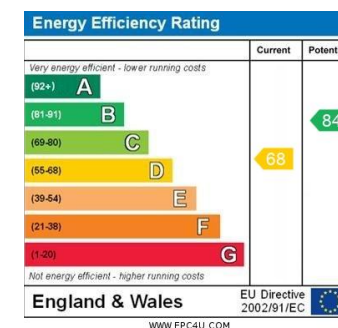
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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