



**£260,000**  
**41 Essex Road**  
Southsea, PO4 8DG



THREE BEDROOM HOME WITH UPSTAIRS BATHROOM, SOUTH FACING GARDEN & NO FORWARD CHAIN! An opportunity to purchase this family home situated in one of Southsea's most requested spots, Essex Road. Located well for access to local schools, Bransbury Park, various shops and transport links out of the city. The home itself comprises entrance porch, lounge, 23ft (approx.) kitchen/dining room, three bedrooms and upstairs bathroom! Benefits include double glazing throughout with bespoke shutters in the lounge, gas central heating and the much requested south facing rear garden. Be quick to avoid disappointment, call us today to arrange an internal viewing.

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**ENTRANCE** uPVC door to:-

**PORCH** Meter cupboard housing gas and electric meters and consumer unit, door to:-

**LOUNGE** 19' 8" into bay x 12' 8" (6.01m x 3.88m) Double glazed bay window to front elevation with bespoke shutters, double glazed window to rear elevation, stairs to first floor landing, two radiators, TV and telephone points, vinyl tiled flooring, door to:-

**KITCHEN/DINER** 23' 5" x 8' 5" (7.15m x 2.57m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, resin sink and drainer unit with mixer tap, integral dishwasher, space and plumbing for washing machine, tall 'BOSCH' fridge/freezer, 'Range' style electric and gas cooker with 'Neff' stainless steel cooker hood over, tiled to principal areas and laminate flooring, radiator, dual aspect double glazed windows, double glazed door to rear garden.

**FIRST FLOOR LANDING** Carpeted flooring, loft access, doors to all rooms.

**BEDROOM ONE** 11' 6" including wardrobe depth x 12' 9" at widest point (3.53m x 3.89m) Double glazed window to front elevation, radiator, carpeted flooring, double wardrobe, built-in storage cupboard.

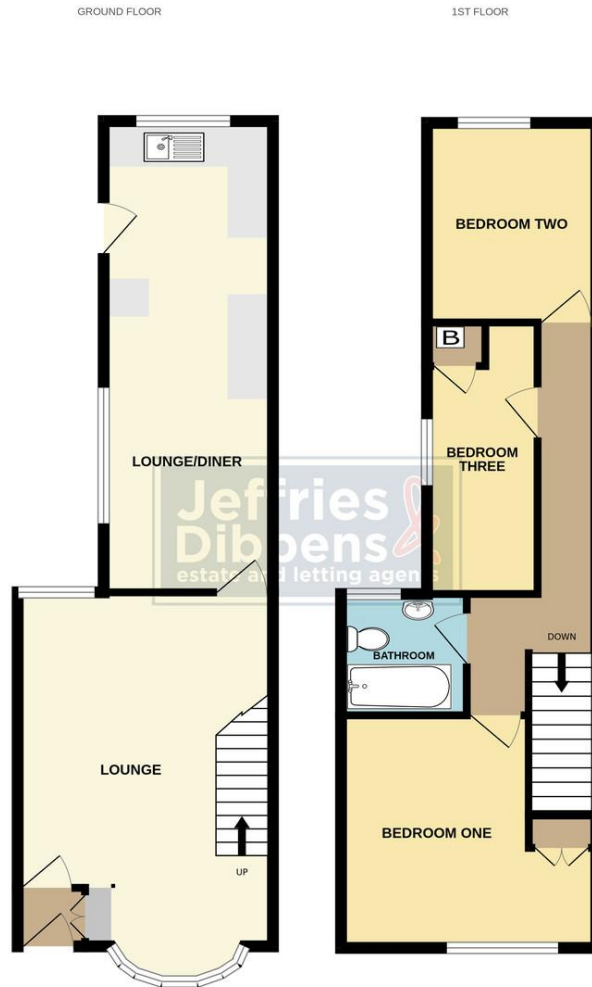
**BATHROOM** 5' 4" x 6' 3" (1.64m x 1.91m) Panel enclosed bath with 'Triton' electric shower over, close coupled WC, pedestal mounted wash basin, radiator, tiled to principal areas and tiled flooring, obscure double glazed window to rear elevation.

**BEDROOM TWO** 9' 1" x 8' 7" (2.79m x 2.62m) Double glazed window to rear elevation, radiator, carpeted flooring.

**BEDROOM THREE** 13' 6" into recess x 5' 6" (4.12m x 1.68m) Double glazed window to side elevation, carpeted flooring, built-in airing cupboard housing 'Vaillant' combination boiler.

**GARDEN** Southerly facing aspect, enclosed by brick walls, laid to paving and lawn with shrub borders, outside tap.





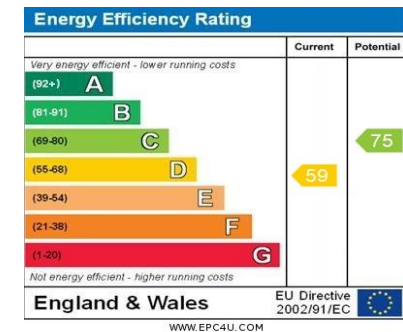
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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