



**£240,000**  
**84 Telephone Road**  
Southsea, PO4 0AY

THREE BEDROOM HOME WITH SOUTH FACING GARDEN! Situated within walking distance of Fratton train station and the University, is this mid terraced home along Telephone Road, Southsea. Offered to the market with no forward chain, the property briefly comprises; entrance porch, spacious living/dining room and a fitted kitchen overlooking the southerly aspect rear garden. The first floor benefits from three good sized bedrooms and a fitted bathroom suite. To book a viewing for this home, please call the Southsea office at your earliest possible opportunity.

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**ENTRANCE** Obscure double glazed door to:-

**PORCH** Cupboard housing consumer unit and electric meter, laminate flooring, door to:-

**LOUNGE/DINER** 24' 2" x 13' 1" (7.39m x 4.00m) Double glazed bay window to front elevation, two radiators, double glazed window to rear elevation, laminate flooring, stairs to first floor landing, door to:-

**KITCHEN** 17' 5" x 8' 3" (5.33m x 2.54m) 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, spaces and plumbing for washing machine and dishwasher, built-in electric oven and hob with extractor hood, spaces for fridge/freezer and tumble dryer, combination boiler, tiled to principal areas and tiled flooring, dual aspect double glazed windows, double glazed door to garden.

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

**BEDROOM ONE** 11' 10" x 13' 0" at widest point (3.61m x 3.98m) Double glazed window to front elevation, radiator, carpeted.

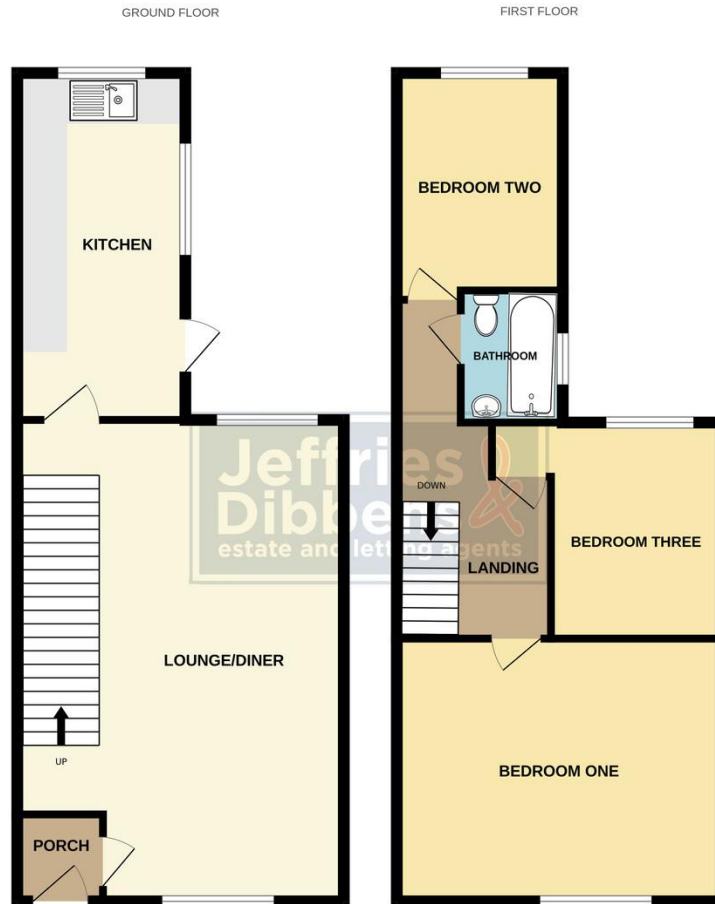
**BEDROOM TWO** 10' 9" x 8' 3" (3.29m x 2.54m) Double glazed window to rear elevation, radiator, carpeted.

**BEDROOM THREE** 12' 0" x 10' 0" (3.66m x 3.07m) Double glazed window to rear elevation, radiator, carpeted.

**BATHROOM** 5' 7" x 5' 1" (1.72m x 1.57m) Panel enclosed bath with mixer tap and glass shower screen, electric shower, pedestal mounted wash basin, close coupled WC, tiled to principal areas and vinyl flooring, obscure double glazed window to side elevation.

**GARDEN** Laid to paving with shrub borders, south facing and enclosed by brick walls.





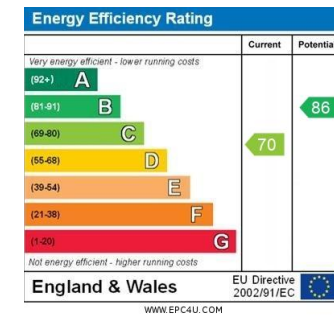
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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