



**£415,000**  
**11 Collins Road**  
Southsea, PO4 9NY



LOVELY HOME IN SOUGHT-AFTER LOCATION WITH NO FORWARD CHAIN! An extended bay and forecourt property which can be found in arguably one of Southsea's most popular locations, Eastney Village! Situated along the tree-lined Collins Road, within walking distance of Canoe Lake and the seafront, we feel this is the perfect family home. On the first floor, there are three generously sized bedrooms and a lovely modern fitted bathroom. The ground floor offers an entrance hall, downstairs cloakroom, fitted wooden kitchen and a versatile open plan lounge/dining room which can be sectioned via bi-folding doors. A lovely southerly aspect garden with rear access can be found to the rear. Offered with an abundance of period features, gas central heating and double glazing, this home is not to be missed. Arrange an internal viewing at your earliest opportunity.





**ENTRANCE** Tiled forecourt, wooden front door to:-

**HALLWAY** 14' 10" x 5' 9" (4.54m x 1.76m) Stairs with spindled balustrade to first floor landing, double glazed window to front elevation, cupboard housing consumer unit and electric meter, radiator, exposed floorboards, doors to all rooms.

**LOUNGE** 14' 7" into bay x 10' 11" (4.45m x 3.33m) Double glazed bay window to front elevation, radiator, exposed floorboards, bi-folding doors to dining room.

**DINING ROOM** 19' 5" x 9' 4" into recess (5.93m x 2.86m) Double glazed sliding doors to garden, period feature fireplace with gas fire, exposed floorboards, opening to kitchen.

**WC** Low level WC, wash basin, tiled walls and exposed floorboards.

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

**KITCHEN** 13' 10" x 7' 1" (4.24m x 2.16m) Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, composite sink and drainer unit with mixer tap, space and plumbing for washing machine, space for cooker with extractor hood over, space for fridge and freezer, tiled to principal areas and tiled flooring, double glazed window and door to garden.

**BEDROOM ONE** 11' 8" x 10' 11" (3.56m x 3.33m) Double glazed window to front elevation, radiator, exposed floorboards.

**BEDROOM TWO** 13' 1" x 9' 4" into recess (3.99m x 2.86m) Double glazed window to rear elevation, period feature fireplace, radiator, exposed floorboards.

**BEDROOM THREE** 10' 1" x 7' 2" (3.08m x 2.20m) Double glazed window to rear elevation, radiator, exposed floorboards, wall mounted Worcester boiler.

**BATHROOM** 5' 4" x 5' 9" (1.63m x 1.77m) Modern fitted suite comprising panel enclosed bath with mixer tap and glass shower screen, thermostatic shower with rainfall shower head, close coupled WC, vanity unit housing wash basin with mixer tap, heated towel rail, tiled walls and tiled floor, loft access, obscure double glazed window to front elevation.

**GARDEN** Laid to lawn with patio area and shrub borders, rear access, enclosed by brick walls and wooden fencing, south facing.







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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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