


£245,000
4 Perth Road
Southsea, PO4 8EU

TWO BEDROOM HOME WITH UPSTAIRS BATHROOM! Located along the cul-de-sac location of Perth Road, Eastney, opposite the well-regarded Milton Park Schools and within walking distance of Bransbury Park. The accommodation is arranged over two floors with the ground floor comprising; entrance hall, lounge, separate dining room and a fitted kitchen. On the first floor, you will find two double bedrooms and the family bathroom suite. Additional benefits for this lovely home include gas central heating, double glazing and a low maintenance garden with raised decking area. We feel this would make an ideal home for owner occupiers or investment purchasers. Book your internal viewing at your earliest opportunity.

- 2 
- 1 
- 2 





ENTRANCE HALL Double glazed front door, cupboard housing electric meter and consumer unit, stairs to first floor landing, radiator, double glazed door to garden.

LOUNGE 11' 5" x 9' 11" (3.50m x 3.04m) Double glazed bay window to front elevation, radiator, period style coving.

DINING ROOM 12' 9" x 8' 11" (3.91m x 2.74m) Double glazed bay window to side elevation, log burner stove, period style radiator, oak flooring.

KITCHEN 10' 5" x 8' 11" (3.20m x 2.74m) Fitted kitchen comprising range of wall and base level units incorporating roll top work surfaces, gas hob with extractor over, electric oven, integral dishwasher and fridge/freezer, space and plumbing for washing machine, double glazed window to side elevation, double glazed door to garden.

LANDING Doors to all rooms, loft hatch.

BEDROOM ONE 13' 2" x 11' 4" (4.02m x 3.47m) Double glazed window to front elevation, radiator, period picture rail and coving.

BEDROOM TWO 12' 9" x 8' 11" (3.91m x 2.74m) Double glazed window to rear elevation, radiator, storage cupboard housing boiler.

BATHROOM Fitted bathroom comprising panel enclosed bath with shower attachment over, low level WC, wall mounted hand basin with mixer tap, double glazed obscure window to rear elevation.

GARDEN Split level garden, paved patio area and raised decking area, enclosed by brick walls.

NB: We have been informed that the vendor is purchasing a new home which is estimated to be completed in November 2024, therefore an "On Notice" completion date will be required upon exchange of contracts.



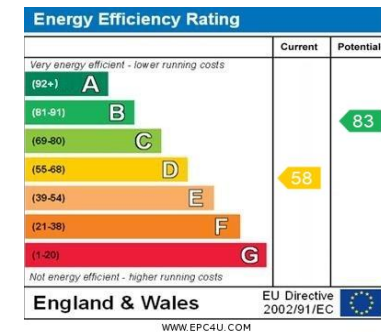
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024

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



OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk