

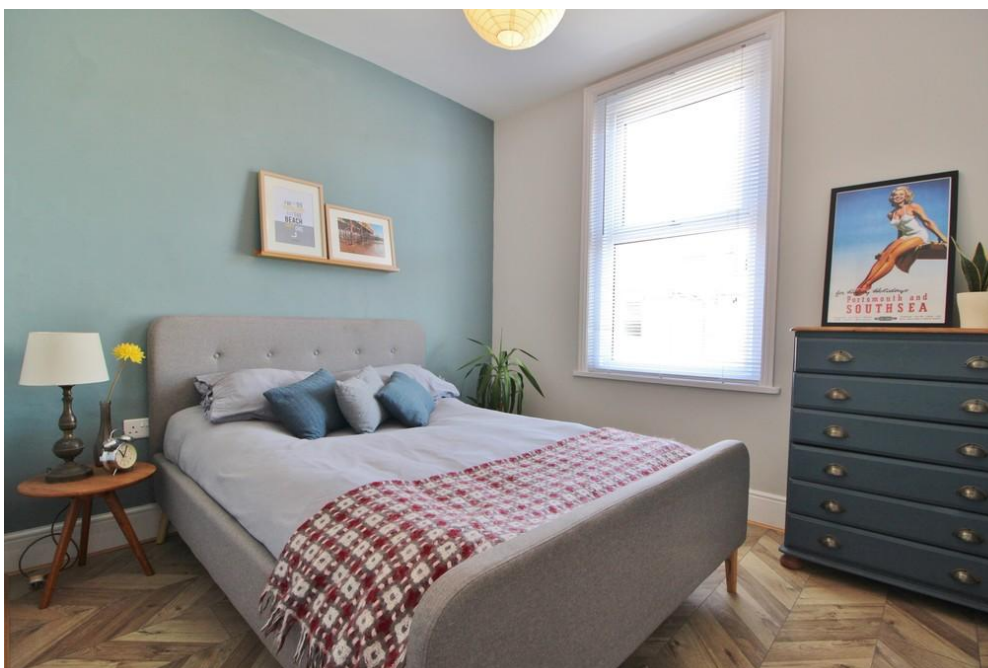


£349,950
21 Empshott Road
Southsea, PO4 8AT

STUNNING THREE BEDROOM RENOVATED HOME WITH NO FORWARD CHAIN! This beautifully-presented throughout bay and forecourt home has been renovated by the current owner and is offered to the market with NO FORWARD CHAIN!. Situated along Empshott Road, a popular residential location which is ideally positioned with Fratton Train Station, The Pompey Centre and the seafront all within walking distance. On the first floor, you will find three double bedrooms and a newly fitted bathroom suite. The ground floor accommodation offers a separate lounge and dining room with double doors between, downstairs WC and a stunning kitchen with French doors leading out to the beautiful rear garden. To fully appreciate all this home has to offer we strongly advise an internal viewing at your earliest convenience.

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ENTRANCE Bay and forecourt with tile and shingle flooring, wooden front door to:-

HALLWAY Period style tiled flooring, stairs with spindled balustrade to first floor landing, under stair storage cupboard housing gas meter with space and plumbing for washing machine, doors to all rooms.

LOUNGE 14' 4" into bay x 9' 11" into recess (4.38m x 3.03m) Double glazed bay window to front elevation, anthracite column radiator, period style ceiling rose and cornice, period style feature fireplace with wooden surround, meter cupboard housing electric consumer unit, exposed floorboards, double doors through to:-

DINING ROOM 11' 1" x 7' 8" (3.38m x 2.36m) Double glazed window to rear elevation, radiator, period style ceiling rose, exposed floorboards, door to hallway.

WC 3' 0" x 3' 4" (0.92m x 1.03m) Window to side elevation, WC, wall mounted wash basin with mixer tap, vinyl flooring, tiled to principal areas.

KITCHEN 11' 11" x 9' 4" (3.64m x 2.86m) Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, one and a half bowl stainless steel sink with mixer tap, built-in oven with halogen hob and stainless steel extractor hood over, tiled splash-back, vertical anthracite column radiator, space for integral fridge/freezer, cupboard housing combination boiler (installed 2023), exposed floorboards, double glazed French doors to garden.

FIRST FLOOR LANDING Spindled balustrade, doors to all rooms, exposed floorboards with carpet runner, loft access.

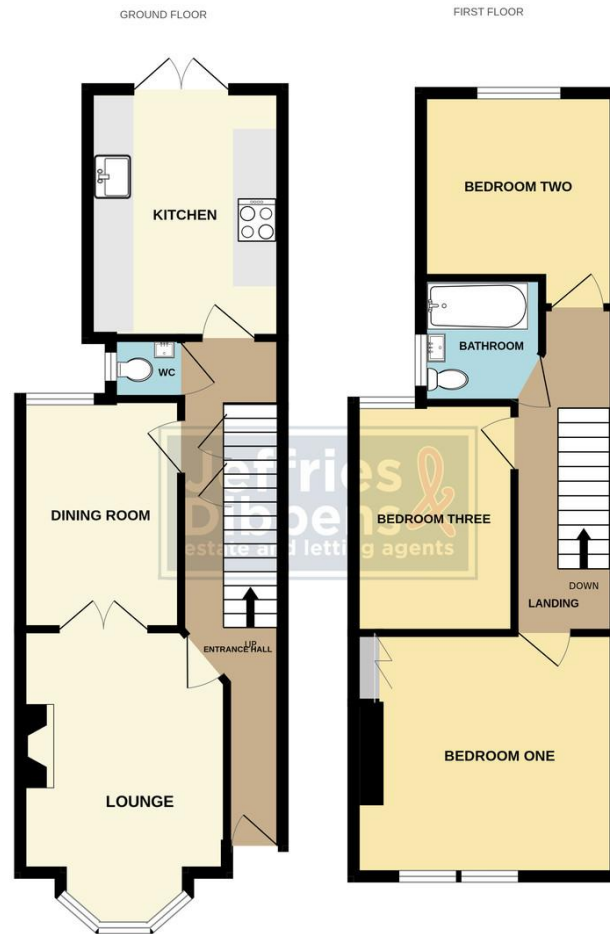
BEDROOM ONE 11' 8" x 13' 0" into recess (3.56m x 3.98m) Two double glazed windows to front elevation, radiator, period style feature fireplace, built-in wardrobes, exposed floorboards.

BEDROOM TWO 10' 5" at widest point x 9' 4" (3.18m x 2.87m) Double glazed window to rear elevation, radiator, herringbone effect vinyl flooring.

BATHROOM 6' 4" x 5' 10" (1.95m x 1.79m) Obscure double glazed window to side elevation, panel enclosed bath with mixer tap, thermostatic mixer shower with rainfall shower head over, wall mounted wash basin, close coupled WC, tiled to principal areas and exposed floorboards, vertical anthracite column radiator.

BEDROOM THREE 11' 0" x 7' 8" (3.37m x 2.36m) Double glazed window to rear elevation, radiator, exposed floorboards.

GARDEN 27' 9" (8.47m) Enclosed by brick walls and wooden trellis, laid to artificial lawn with shingle patio areas and shrub borders.



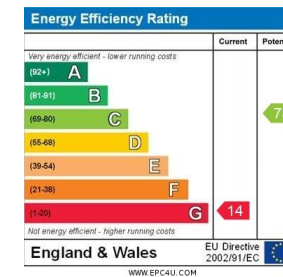
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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