




**£335,000**  
**66 Bramshott Road**  
Southsea, PO4 8AW



THREE BEDROOMS, TWO BATHROOMS AND SOUTH FACING GARDEN! This lovely, traditional bay and forecourt home can be found in a highly requested pocket of Southsea. Bramshott Road is perfectly placed with an abundance of local amenities nearby including the Pompey Centre, Milton Park and well-regarded schools. The extended accommodation, which is immaculately presented, comprises; entrance hallway, living room, dining room with feature wall panelling, newly fitted kitchen which leads to a handy utility space and downstairs shower room. On the first floor, there is the family bathroom suite and three generously sized bedrooms. A low maintenance southerly aspect garden completes the appeal. Viewing is recommended at your earliest possibility to appreciate all this home has to offer.

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**FORECOURT** Double glazed door to:-

**ENTRANCE HALL** Laminate flooring, radiator, stairs to first floor landing, period style cornice, picture rail and coving, doors to all rooms.

**LOUNGE** 12' 4" x 9' 8" (3.76m x 2.95m) Double glazed bay window with bespoke shutters to front elevation, radiator, carpeted, log burner, built-in shelving with cupboards, period ceiling rose and picture rail.

**KITCHEN** 11' 5" x 7' 6" (3.48m x 2.31m) Lovely fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit, built-in double oven, five ring gas hob with stainless steel extractor hood over, integral dishwasher, two built-in cupboards, tiled to principal areas and vinyl flooring.

**UTILITY ROOM** Space and plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer unit, two skylight windows, vinyl flooring.

**SHOWER ROOM** Walk-in shower cubicle with thermostatic mixer, low level WC, vanity unit housing wash basin, fully tiled walls, radiator, obscure double glazed window to rear elevation.

**DINING ROOM** 21' 3" x 9' 3" (6.48m x 2.83m) Feature wall panelling, laminate flooring, period style coving and picture rail, skylight window, built-in gas fire, French doors to garden.

**LANDING** Doors to all rooms, laminate flooring.

**BEDROOM ONE** 12' 9" x 12' 2" (3.89m x 3.71m) Double glazed window with bespoke shutters to front elevation, laminate flooring, radiator, built-in wardrobe.

**BEDROOM THREE** 10' 2" x 7' 6" (3.10m x 2.31m) Double glazed window with bespoke shutters to rear elevation, laminate flooring, radiator.

**BATHROOM** Panel enclosed bath with central tap, thermostatic shower and oversized shower head, low level WC, vanity unit housing wash basin, tiled walls, radiator, obscure double glazed window to side elevation.

**BEDROOM TWO** 10' 2" x 9' 1" (3.12m x 2.79m) Double glazed window to rear elevation, laminate flooring, radiator, built-in cupboard, radiator.

**GARDEN** Laid to artificial grass with a decked seating area, raised planting area, wooden shed, south facing, enclosed by brick walls and wooden fencing.





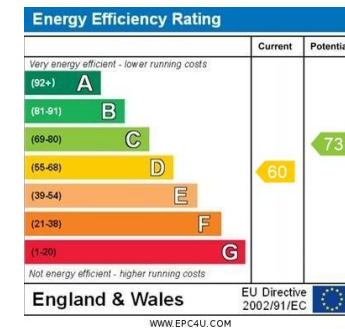
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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