






£359,995
140 Kingsley Road
Southsea, PO4 8HN

SEMI-DETACHED HOME WITH SOUTH FACING GARDEN & NO FORWARD CHAIN! An extended semi-detached home found in a popular pocket of Eastney. Located along Kingsley Road, backing onto Bransbury Park, the property is positioned perfectly with Milton Lock, Eastney Road shopping area and well regarded schools all within walking distance. The accommodation, which requires modernisation throughout, comprises; entrance hallway, open-plan lounge/dining room, third reception room, fitted kitchen/breakfast room, utility room and shower room on the ground floor. With the first floor offering three bedrooms and a bathroom. To the rear of the property is a SOUTH FACING GARDEN. Double glazing, gas central heating and a loft room complete the appeal for this home. Internal viewing is recommended to appreciate the potential this property offers.

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ENTRANCE Double glazed door to:-

PORCH Obscure double glazed door to:-

HALLWAY Obscure double glazed window to front elevation, stairs to first floor landing, radiator, under stairs storage cupboard, doors to lounge/diner and kitchen/breakfast room.

LOUNGE/DINER 26' 4" into bay x 11' 11" into recess (8.04m x 3.64m) Double glazed bay window to front elevation, radiator, carpeted, gas fire with surround and hearth, double doors to reception three.

KITCHEN/BREAKFAST ROOM 11' 9" x 16' 2" (3.60m x 4.95m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, space for 'Range' style cooker, stainless steel extractor hood, radiator, tiled to principal areas and tiled flooring, window overlooking third reception room, double glazed skylight window, door to:-

UTILITY ROOM 5' 11" x 6' 5" (1.82m x 1.96m) Double glazed window to rear elevation, space and plumbing for washing machine, space for tumble dryer, cupboard housing 'Vaillant' combination boiler, fitted work surfaces, tiled to principal areas and tiled flooring, door to reception three, door to:-

SHOWER ROOM 5' 11" x 4' 7" (1.81m x 1.41m) Obscure double glazed window to rear elevation, shower cubicle with thermostatic shower mixer, close coupled WC, pedestal mounted wash basin, heated towel rail, tiled walls and tiled flooring.

RECEPTION ROOM THREE 9' 10" x 13' 2" (3.01m x 4.03m) Double glazed sliding doors to garden, two skylight windows, radiator.

FIRST FLOOR LANDING Obscure double glazed window to side elevation, spindled balustrade, doors to all rooms.

BEDROOM ONE 13' 9" into bay x 9' 8" excluding wardrobe depth (4.21m x 2.96m) Double glazed window to front elevation, radiator, built-in wardrobes, laminate flooring.

BATHROOM 4' 11" x 5' 3" (1.50m x 1.62m) Obscure double glazed window to front elevation, panel enclosed bath with shower attachment, close coupled WC, pedestal mounted wash basin, heated towel rail, tiled walls and tiled flooring.

BEDROOM TWO 11' 11" x 9' 9" (3.64m x 2.98m) Double glazed window to rear elevation, radiator, laminate flooring.

BEDROOM THREE 9' 5" x 7' 7" (2.88m x 2.33m) Double glazed window to rear elevation, radiator, laminate flooring, pull down ladder to:-

LOFT ROOM 12' 5" x 11' 10" (3.81m x 3.61m) Double glazed Velux window to rear elevation, laminate flooring, eaves storage cupboards, fitted wardrobe.

GARDEN Southerly facing aspect, enclosed by wooden fencing, laid to paving and lawn with mature tree and shrub borders, outside tap.



GROUND FLOOR

1ST FLOOR

LOFT ROOM



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
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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