



£220,000
126 Talbot Road
Southsea, PO4 0HF

A TWO BEDROOM HOME IN NEED OF MODERNISATION WITH NO FORWARD CHAIN! Book your viewing today on this bay and forecourt property found along Talbot Road, Southsea. Accommodation on offer comprises two double bedrooms, two separate reception rooms, fitted kitchen and a downstairs bathroom. Located along Talbot Road, north of Jessie Road, this home has many benefits including double glazing, gas central heating, an enclosed rear garden and no forward chain. With it's great location and being chain free we're sure this property will be popular, so book your internal viewing today! Contact our Marmion Road branch to arrange to view.





ENTRANCE Double glazed composite front door to:-

HALLWAY Stairs to first floor landing, doors to both reception rooms, period style cornice and corbel, carpeted.

LOUNGE 12' 7" into bay x 9' 6" into recess (3.85m x 2.92m) Double glazed bay window to front elevation, radiator, feature fire surround, meter cupboard housing gas and electric meters and consumer unit, carpeted, period style cornice.

DINING ROOM 10' 4" x 12' 10" into recess (3.15m x 3.93m) Double glazed window to rear elevation, radiator, under stair storage cupboard, carpeted, door to inner hall.

INNER HALL 6' 11" x 2' 7" (2.11m x 0.81m) Tiled flooring, doors to shower room and kitchen.

SHOWER ROOM 6' 2" x 5' 4" (1.90m x 1.65m) Quadrant shower cubicle with thermostatic shower unit, close coupled WC, wash basin in vanity unit, radiator, fully tiled walls and tiled flooring, obscure double glazed window to side elevation.

KITCHEN 9' 11" x 8' 7" (3.04m x 2.62m) Fitted kitchen comprising a range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with halogen hob over, space for fridge/freezer, space and plumbing for washing machine, wall mounted 'Worcester' combination boiler (approx 2 years old), radiator, double glazed window to rear elevation, obscure double glazed composite door to garden.

FIRST FLOOR LANDING Loft access, doors to both bedrooms.

BEDROOM ONE 10' 3" x 12' 9" into recess (3.13m x 3.91m) Double glazed window to front elevation, radiator, built-in cupboard, carpeted.

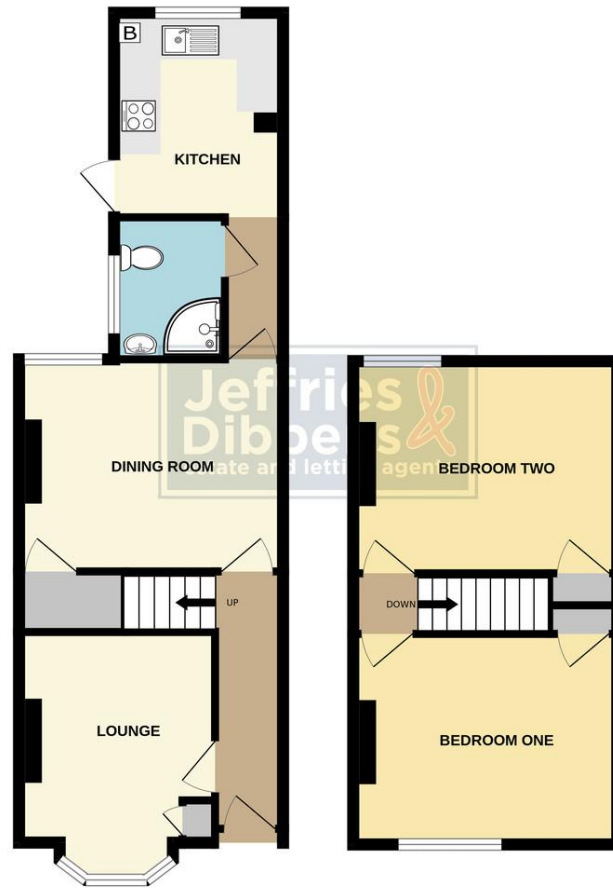
BEDROOM TWO 10' 3" x 12' 9" (3.14m x 3.91m) Double glazed window to rear elevation, radiator, built-in cupboard, carpeted.

GARDEN Enclosed by brick wall and wooden trellis, wooden shed.



GROUND FLOOR

1ST FLOOR



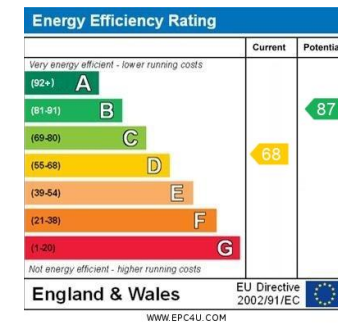
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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