

£230,000
21 Esslemont Road
Southsea, PO4 0ES

TWO BEDROOM HOME WITH WEST FACING GARDEN & NO FORWARD CHAIN! This mid-terraced home can be found along Esslemont Road, Southsea, within close proximity to Fratton Train Station and an abundance of local amenities. The well-presented accommodation on offer comprises; two separate reception rooms, fitted kitchen and modern shower room to the ground floor with two double bedrooms occupying the first floor. The property also benefits from gas central heating via a combination boiler, double glazing and a westerly facing garden. Please contact our Marmion Road branch to arrange your internal viewing.





ENTRANCE Double glazed uPVC door to:-

LOUNGE 9' 10" into recess x 11' 7" (3.02m x 3.55m) Double glazed window to front elevation, radiator, carpeted flooring, BT and Virgin media points, door to:-

LOBBY Stairs to first floor landing, carpeted flooring, door to:-

DINING ROOM 9' 10" into recess x 11' 7" (3.01m x 3.54m) Double glazed window to rear elevation, radiator, under stairs storage cupboard, carpeted flooring.

KITCHEN 8' 7" x 7' 6" (2.62m x 2.29m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, laminate flooring, double glazed window to side elevation, door to:-

SHOWER ROOM 4' 5" x 7' 3" (1.36m x 2.23m) Modern suite comprising shower cubicle with thermostatic shower mixer, wash basin in vanity unit, close coupled WC, heated towel rail, fully tiled walls and tiled flooring, extractor fan, two double glazed windows to rear elevation.

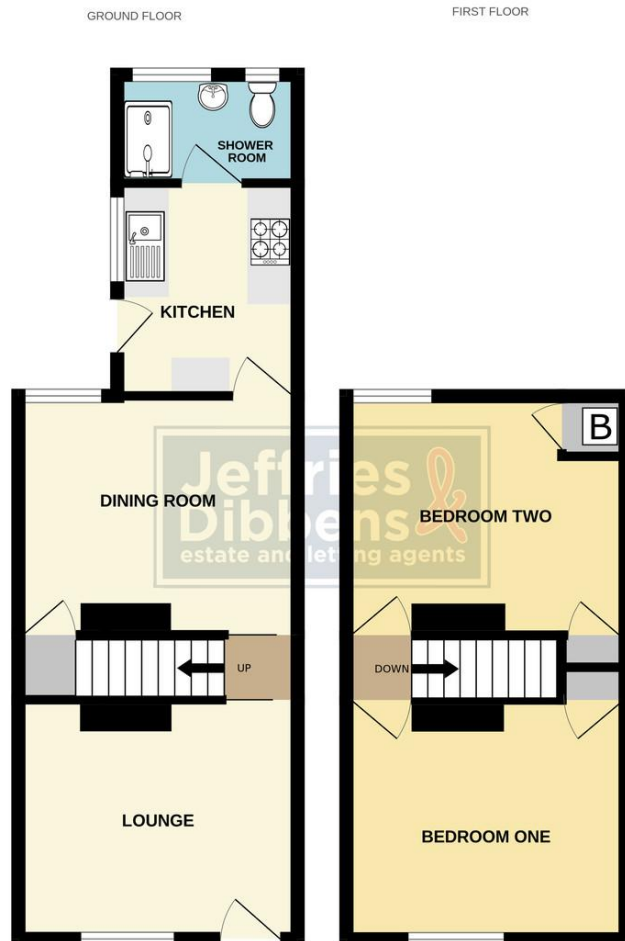
FIRST FLOOR LANDING Carpeted flooring, doors to both bedrooms.

BEDROOM ONE 9' 11" into recess 03m x 3.54m) Double glazed window to rear elevation, radiator, built-in cupboard, carpeted flooring.

BEDROOM TWO 10' 0" into recess (3.05m x 3.54m) Double glazed window to rear elevation, radiator, two built-in cupboards (one housing boiler), carpeted flooring.

GARDEN 28' 4" (8.65m) Westerly facing aspect, enclosed by brick walls and wooden fencing, laid to decking and paving with plant borders, outside tap.





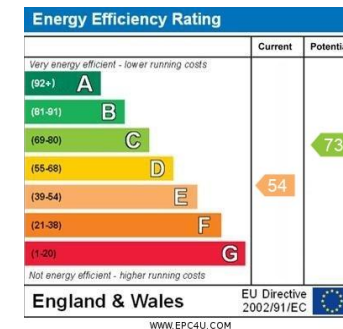
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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