



£255,000
32 Percy Road
Southsea, PO4 0BJ

RECENTLY MODERNISED TWO BEDROOM HOME WITH SOUTH FACING GARDEN! A traditional mid-terraced home which can be found in the heart of Southsea. Percy Road is ideally located with Fratton Train station, Fawcett Road shopping area and other local amenities nearby. The well-presented accommodation offers lounge, separate dining room which opens to the beautiful fitted kitchen with integral appliances and downstairs four-piece bathroom, with two double bedrooms occupying the first floor. To the rear of the property you will find the much requested southerly aspect garden! Further benefits include gas central heating via a combination boiler and double glazing throughout. To fully appreciate all this property has to offer please call our Marmion Road branch today to arrange your viewing.

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ENTRANCE Obscure double glazed door to:-

HALLWAY Gas and electric meters, radiator, laminate flooring, stairs with carpet runner to first floor landing, door to lounge and doorway to dining room.

LOUNGE 10' 4" x 10' 0" (3.15m x 3.05m) Double glazed window to front elevation, radiator, laminate flooring, Virgin media point.

DINING ROOM 9' 11" x 13' 2" (3.04m x 4.02m) Obscure double glazed door to garden, radiator, laminate flooring, under stair storage cupboard, through to:-

KITCHEN 12' 7" x 8' 2" (3.85m x 2.51 m) Double glazed window to side elevation, modern kitchen comprising a range of fitted wall and base level units incorporating solid oak work surfaces and matching up-stands, composite sink and drainer unit with mixer tap, built-in oven, built-in gas hob with extractor hood over, integral appliances including; fridge/freezer, washer/dryer and dishwasher. Cupboard housing combination boiler, breakfast bar, laminate flooring continued, loft access, door to bathroom.

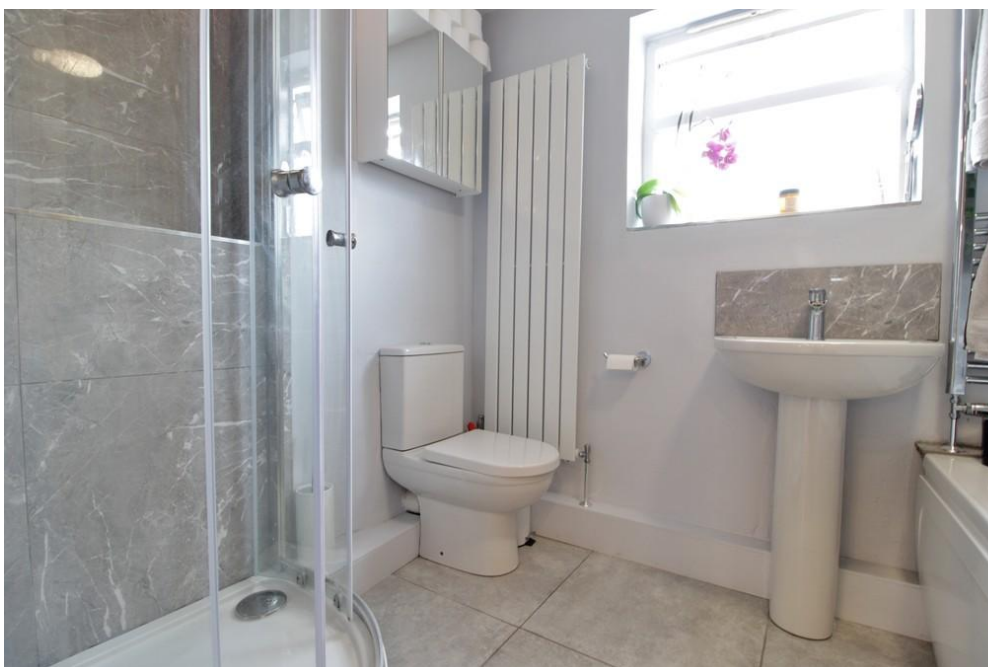
BATHROOM 5' 10" x 7' 8" (1.80m x 2.35m) Four-piece suite comprising panel enclosed bath, pedestal mounted basin, close coupled WC, quadrant shower cubicle with thermostatic shower, heated towel rail, radiator, tiled to principal areas and tiled flooring. Obscure double glazed window to rear elevation.

FIRST FLOOR LANDING Carpeted flooring, doors to both bedrooms, loft access (loft boarded and insulated with lighting).

BEDROOM ONE 10' 4" x 13' 2" (3.17m x 4.02m) Double glazed window to front elevation, radiator, carpeted, built-in wardrobe.

BEDROOM TWO 10' 0" x 13' 2" (3.05m x 4.02m) Double glazed window to rear elevation, radiator, carpeted.

GARDEN 34' 3" (10.46m) Southerly facing aspect, enclosed by wooden fencing, laid to lawn and shingle with hardstand patio area, wooden shed with basin and running water, outside tap.





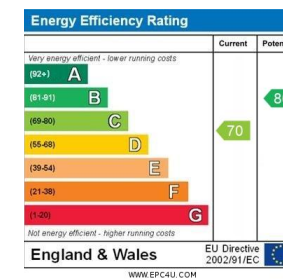
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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