



£240,000
21 Norland Road
Southsea, PO4 0ED

TWO BEDROOM HOME WITH NO FORWARD CHAIN! Located within a quiet cul-de-sac location of Southsea, you will find this traditional mid-terraced home. Norland Road is ideally positioned with Albert Road, Fratton Train Station and local amenities all within walking distance. The well-presented accommodation comprises; spacious lounge, dining room/bedroom and fitted kitchen on the ground floor. On the first floor, you will find two bedrooms and fitted bathroom. A low maintenance garden can be found to the rear of the home with rear pedestrian access. Additional benefits include gas central heating, double glazing and no forward chain. Viewing is highly recommended so please call the Southsea office at your earliest convenience.

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ENTRANCE Obscure double glazed front door to:-

PORCH 3' 11" x 2' 8" (1.20m x 0.83m) Tiled flooring, gas meter, door to:-

LOUNGE 20' 2" at widest point x 13' 2" at widest point (6.16m x 4.02m) Double glazed window to front elevation, meter cupboard housing consumer unit and electric meter, built-in shelves, radiator, carpeted, storage cupboard, carpeted stairs to first floor landing, doors to kitchen and dining room.

DINING ROOM/BEDROOM 9' 5" x 7' 6" (2.89m x 2.30m) Double glazed window to rear elevation, radiator, carpeted.

KITCHEN 10' 5" x 6' 6" (3.18m x 2.00m) 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 cooker with gas hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, 'Vaillant' combination boiler, tiled to principal areas and tiled flooring, double glazed window and double glazed door to side elevation.

FIRST FLOOR LANDING Doors to all rooms, carpeted, loft access.

BEDROOM ONE 9' 9" x 13' 1" into recess (2.98m x 3.99m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM TWO 9' 10" x 5' 7" (3.02m x 1.71m) Double glazed window to rear elevation, carpeted, radiator, built-in shelves.

BATHROOM 7' 3" x 4' 5" (2.22m x 1.35m) Panel enclosed bath with mixer tap and shower attachment, electric shower over, close coupled WC, vanity unit housing wash basin with mixer tap, radiator, tiled to principal areas and tiled flooring, obscure double glazed window to rear elevation.

GARDEN 25' 11" (7.90m) Westerly facing, laid to paving, shed, outdoor WC, enclosed by brick wall 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 A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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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