



**£350,000**  
**11 Darlington Road**  
Southsea, PO4 0ND



LOVELY THREE BEDROOM HOME WITH NO FORWARD CHAIN! This bay and forecourt home is located within the popular location of Darlington Road, Southsea. The recently decorated accommodation offers spacious rooms and is well-presented throughout, which will suit an owner occupier or investment purchaser. You will find three double bedrooms on the first floor, whilst the ground floor benefits from an entrance hall, 26ft (approx.) living/dining room with bay window, modern fitted kitchen, sizeable utility room, downstairs cloakroom and a lovely four-piece bathroom suite. At the rear of the home, there is an enclosed low maintenance garden. Gas central heating and double glazing complete the appeal for this home. An internal viewing is highly advised to appreciate the size and location on offer.

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**ENTRANCE** Forecourt entrance with double glazed front door leading to:-

**HALLWAY** Stairs to first floor landing, under stairs storage cupboard housing gas meter, two radiators, Karndeane oak flooring, two ceiling lights and two wall lights, battery smoke alarm, doors to all rooms.

**LOUNGE/DINER** 26' 3" x 10' 9" (8.01m x 3.30m) Double glazed bay window to front elevation with grey wooden blinds, Karndeane oak flooring, two radiators, two ceiling lights and three wall lights, telephone point, feature fireplace with cast iron fire and marble surround and hearth, coving and picture rail.

**KITCHEN** 11' 9" x 8' 10" (3.60m x 2.70m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge wood effect work surfaces, stainless steel sink and drainer unit with mixer tap, built-in double oven, stainless steel gas hob with extractor hood over, spaces and plumbing for washing machine and dishwasher, wall mounted 'Vaillant' combination boiler, tiled to principal areas and Karndeane oak flooring, double glazed window.

**UTILITY ROOM** 8' 10" x 4' 7" (2.70m x 1.40m) Space and plumbing for washing machine, tumble dryer extractor pipe, wood effect work surface, storage shelving, LED ceiling light, plug in tube heater, heavy duty vinyl flooring, double glazed window.

**CLOAKROOM** 5' 10" x 3' 3" (1.80m x 1.00m) Close coupled WC with soft close seat, vanity unit with black granite top housing wash basin with mixer tap, two LED spotlights and recess lighting, extractor fan, carpet tile flooring.

**BATHROOM** 8' 10" x 7' 2" (2.70m x 2.20m) Four-piece fitted bathroom comprising panel enclosed bath with mixer tap and wall mounted shower attachment, pedestal mounted wash basin, quadrant shower cubicle with thermostatic shower, close coupled WC with soft close seat, tall stainless steel dual fuel heated towel radiator, extractor fan with automatic steam control, wall mirror and fitted glass shelves, LED spotlights, porcelain tiles to walls and floor, obscure double glazed window.

**FIRST FLOOR LANDING** Carpeted stairs, radiator, LED spotlights, battery smoke alarm, loft access.

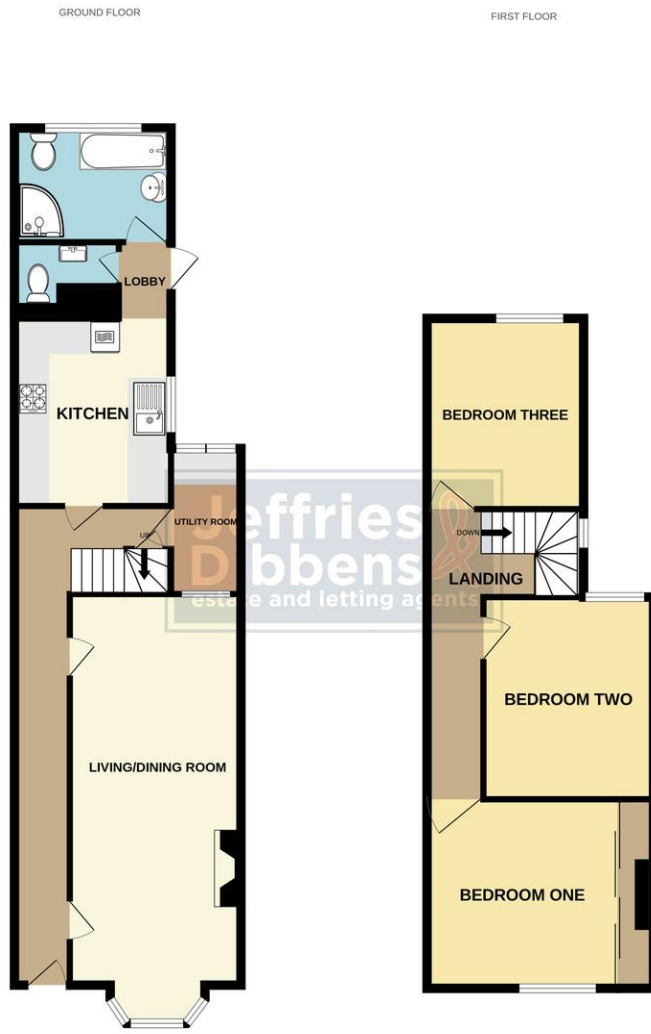
**BEDROOM ONE** 14' 1" x 11' 9" (4.30m x 3.60m) Double glazed window to front elevation with grey wooden blinds, large fitted wardrobes with sliding doors laid with Karndeane flooring inside, LED spotlights, carpeted, radiator.

**BEDROOM TWO** 11' 9" x 10' 9" (3.60m x 3.30m) Double glazed window with grey wooden blinds to rear elevation, carpeted, radiator, LED spotlights, battery smoke alarm.

**BEDROOM THREE** 12' 1" x 8' 10" (3.70m x 2.70m) Double glazed window with grey wooden blinds to rear elevation, LED spotlights, carpeted, two radiators.

**GARDEN** Low maintenance garden, laid to decking and paving with raised shingled borders, wall mounted hose and double outside socket, enclosed by brick walls and wooden fencing.





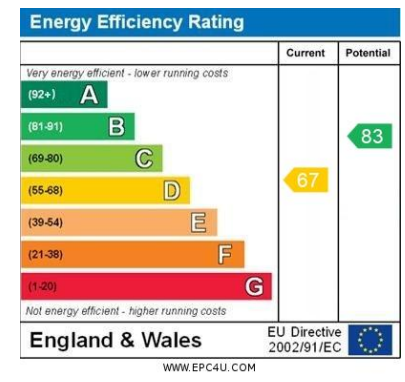
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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