



£258,000
91 Suffolk Road
Southsea, PO4 8EH

TWO DOUBLE BEDROOMS & A SOUTH FACING GARDEN! A lovely example of a two bedroom mid-terrace home within popular Southsea location. The accommodation of this well-presented throughout property comprises; entrance porch, two separate reception rooms, lovely modern fitted kitchen with bay window, rear lobby/utility area, recently decorated bathroom and two double bedrooms. Additional benefits include double glazing throughout, gas central heating and southerly facing rear garden. Be quick to view this lovely home! Contact us at our Marmion Road branch today to make a viewing.

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ENTRANCE Composite door to:-

PORCH Carpeted flooring, door to:-

LOUNGE 12' 6" x 13' 1" (3.83m x 4.00m) Double glazed bay window to front elevation, period style feature fireplace, radiator, carpeted flooring, stairs to first floor landing, door to:-

DINING ROOM 10' 0" x 13' 1" into recess (3.07m x 4.00m) Double glazed window to rear elevation, radiator, engineered oak flooring, under stairs storage cupboard, door to:-

KITCHEN 11' 5" x 10' 1" (3.48m x 3.08m) Double glazed square bay window to side elevation, modern fitted kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, stainless steel sink and drainer unit with mixer tap, space for cooker, stainless steel extractor hood over, space and plumbing for slim-line dishwasher, integral fridge/freezer, tiled to principal areas and laminate flooring, door to:-

LOBBY 4' 11" x 3' 6" (1.52m x 1.07m) Space and plumbing for washing machine, wall mounted 'Vaillant' combination boiler, obscure double glazed door to garden, door to:-

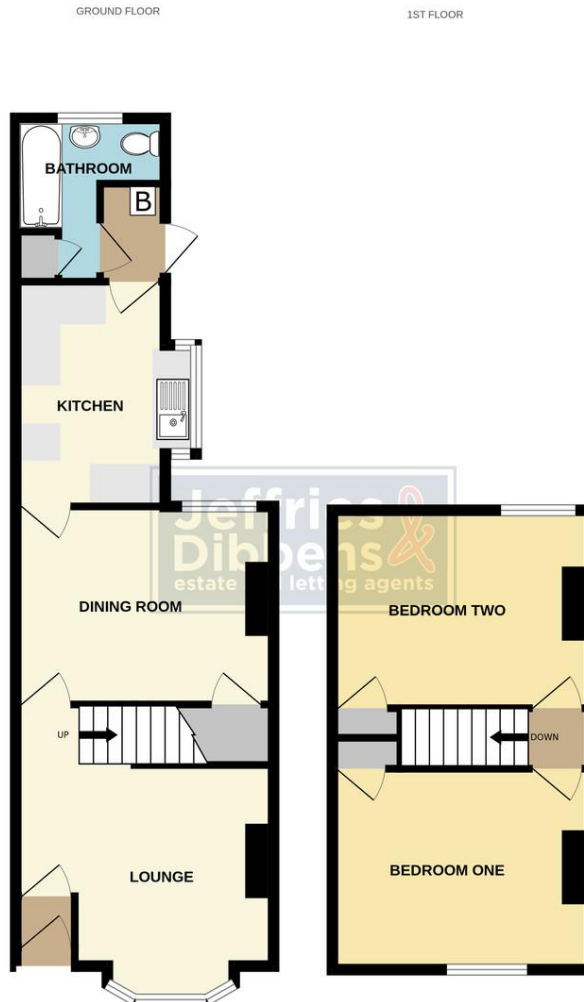
BATHROOM 8' 3" at widest point x 7' 9" at widest point (2.53m x 2.38m) Obscure double glazed window to rear elevation, panel enclosed bath with shower attachment, thermostatic shower mixer over, pedestal mounted wash basin, close coupled WC, radiator, tiled to principal areas and new vinyl flooring, built-in storage cupboard, loft access.

FIRST FLOOR LANDING Carpeted flooring, loft access, doors to both bedrooms.

BEDROOM ONE 10' 5" x 13' 3" into recess (3.18m x 4.04m) Double glazed window to front elevation, radiator, carpeted flooring, built-in cupboard.

BEDROOM TWO 9' 11" x 13' 2" into recess (3.04m x 4.02m) Double glazed window to rear elevation, radiator, carpeted flooring, built-in cupboard.

GARDEN 25' 1" (7.67m) Southerly facing aspect, enclosed by brick walls and wooden fencing, laid to lawn and paving with mature shrub borders.



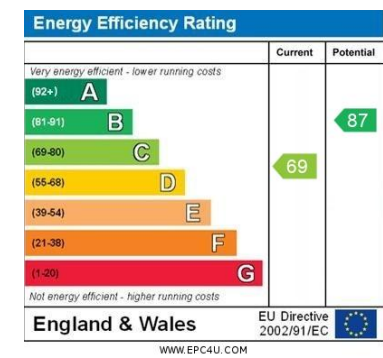
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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