



£258,500
23 Morgan Road
Southsea, PO4 8JS

LOVELY TWO BEDROOM HOME WITH POTENTIAL FOR OFF ROAD PARKING! A well-presented mid terraced home situated within the popular cul-de-sac location of Morgan Road, Southsea. The property is perfectly positioned with easy access out of the city, Milton Park and local amenities all nearby. The accommodation on offer comprises; lounge, dining room, which opens out to the lovely fitted kitchen, two bedrooms and an upstairs bathroom. Externally, there is a low maintenance rear garden with rear pedestrian access and the potential for off road parking (subject to the relevant consents). Gas central heating via a combination boiler and double glazing complete the appeal for this property. We strongly advise an internal viewing to fully appreciate all this property has to offer.

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ENTRANCE Composite door to:-

LOUNGE 14' 4" x 12' 1" (4.37m x 3.69m) Double glazed window to front elevation, radiator, laminate flooring, stairs to first floor landing, doorway to:-

DINING ROOM 9' 10" x 12' 0" (3.01m x 3.67m) Double glazed window to rear elevation, double glazed door to garden, radiator, under stairs storage cupboard, vinyl flooring, opening to:-

KITCHEN 13' 6" x 8' 0" (4.12m x 2.44m) Dual aspect double glazed windows, modern fitted kitchen comprising low level units incorporating walnut veneer work-tops, ceramic double bowl sink with mixer tap, 'Rangemaster' cooker with double width extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, wall mounted combination boiler, tiled to principal areas and vinyl flooring, radiator.

FIRST FLOOR LANDING Carpeted flooring, loft access, doors to all rooms.

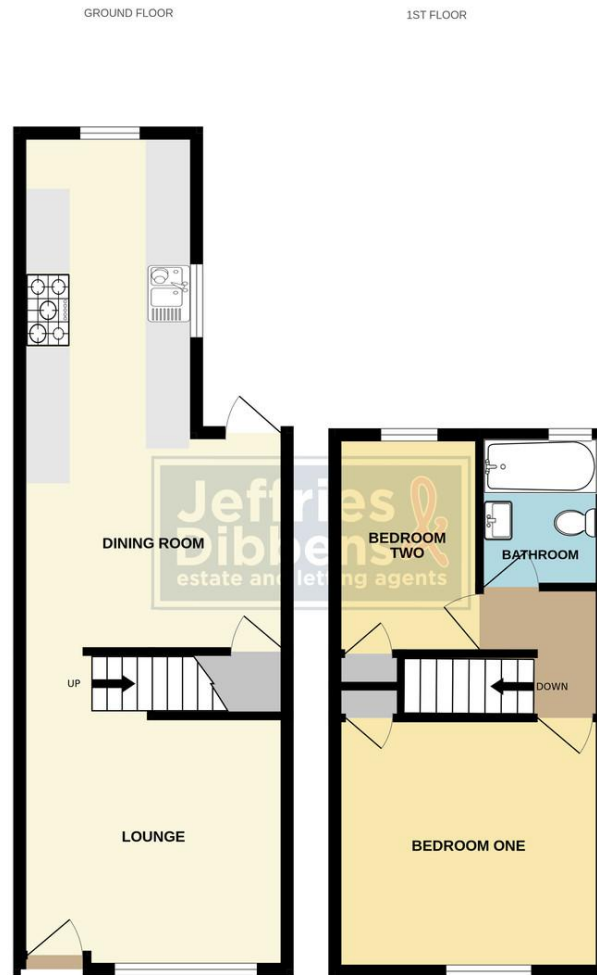
BEDROOM ONE 11' 2" x 12' 1" (3.41m x 3.70m) Double glazed window to front elevation, radiator, carpeted flooring, built-in cupboard.

BATHROOM 6' 10" x 5' 6" (2.09m x 1.69m) Obscure double glazed window to rear elevation, modern fitted suite comprising a panel enclosed bath with waterfall style mixer tap, thermostatic shower mixer over with rainfall style shower head, wash basin in vanity unit with waterfall style mixer tap, close coupled WC, heated towel radiator, tiled to principal areas and vinyl flooring.

BEDROOM TWO 9' 10" x 6' 2" (3.02m x 1.90m) Double glazed window to rear elevation, radiator, carpeted flooring, built-in cupboard.

GARDEN 37' 9" (11.51m) Enclosed by brick walls and wooden fencing, rear pedestrian access, two wooden sheds, outside tap, laid to paving with raised hardstand for potential off road parking (subject to relevant planning consents).





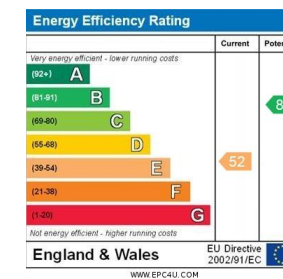
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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