



£220,000
13 Pretoria Road
Southsea, PO4 9BB

TWO BEDROOM HOME WITH NO FORWARD CHAIN! This bay and forecourt home is located within the popular residential pocket of Pretoria Road, Southsea. Offered to the market with no forward chain, the property requires renovation throughout and would be an ideal purchase for someone looking to put their own stamp on a home. The ground floor accommodation offers; entrance hallway, living room, separate dining room with bay window, fitted kitchen, lean-to and conservatory. The first floor benefits from two double bedrooms, separate cloakroom, dressing room and fitted bathroom suite. An enclosed garden can be found to the rear of the home. An internal viewing is highly advised to appreciate the size and location on offer.

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ENTRANCE Double glazed door to:-

PORCH Door to:-

HALLWAY Double glazed door to garden, stairs with balustrade to first floor landing, wall mounted gas and electric meters and consumer unit, carpeted flooring, under stairs storage cupboard, doors to lounge and dining room.

LOUNGE 14' 11" into bay x 9' 8" (4.57m x 2.97m) Double glazed square bay window to front elevation, storage heater, electric fire, carpeted flooring.

DINING ROOM 11' 11" x 9' 10" into bay (3.64m x 3.02m) Double glazed window to side elevation, double glazed bay window to side elevation, storage heater, carpeted flooring, door to:-

KITCHEN 14' 1" x 8' 3" (4.31m x 2.53m) Double glazed window to side elevation, double glazed sliding door to lean-to, fitted kitchen comprising a range of wall and base level units, sink and drainer unit with mixer tap, spaces for white goods, door to conservatory.

LEAN-TO 8' 10" x 3' 10" (2.71m x 1.17m) Dual aspect double glazed doors to garden.

CONSERVATORY 5' 10" x 7' 6" (1.79m x 2.31m) Double glazed throughout, vinyl flooring, double glazed door to garden.

FIRST FLOOR LANDING Split level landing, doors to both bedrooms and WC.

BEDROOM ONE 11' 8" excluding cupboard x 12' 11" (3.56m x 3.96m) Double glazed window to front elevation, loft access, built-in cupboard, carpeted flooring.

WC 5' 6" x 4' 3" (1.69m x 1.31m) Obscure double glazed window to rear elevation, wash basin in vanity unit, close coupled WC, heated towel radiator.

BEDROOM TWO 11' 10" x 8' 4" (3.62m x 2.55m) Double glazed window to side elevation, carpeted flooring, door to:-

DRESSING ROOM 5' 10" x 8' 4" (1.79m x 2.56m) Storage heater, carpeted flooring, borrowed light windows, door to:-

BATHROOM 4' 9" x 8' 4" (1.46m x 2.56m) Obscure double glazed window to rear elevation, panel enclosed bath with shower attachment, wall mounted wash basin, heated towel radiator, built-in cupboard housing domestic hot water cylinder.

GARDEN 10' 9" excluding conservatory depth (3.30m) Laid to paving and enclosed by brick walls.

DISCLOSURE OF INTEREST Under the terms of The Estate Agents Act 1979 please be aware that the vendor is related to an employee of Jeffries & Dibbens.





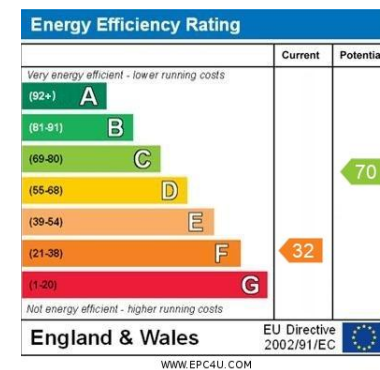
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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