



£365,000
41 Gritanwood Road
Southsea, PO4 9JR

THREE BEDROOM HOME WITH OFF ROAD PARKING & NO FORWARD CHAIN! A fantastic chance to acquire this mid-terraced family home situated in arguably one of Southsea's most requested pockets. Gritanwood Road is excellently positioned for access to the beautiful Bransbury Park, local shops, bus routes and of course the beach! The accommodation of this well-presented property comprises; southerly aspect lounge, downstairs WC, utility room, modern fitted kitchen/diner to the ground floor, with three good sized bedrooms and family bathroom to the first floor. To the front of the property you will find off road parking and to the rear of the property is a larger than average fully enclosed garden. Additional benefits include gas central heating and double glazing. Call the Southsea office at your earliest convenience to arrange an internal viewing.





HALLWAY Stairs to first floor landing, radiator, carpeted flooring, meter cupboard housing electric meter and consumer unit, door to:-

LOUNGE 10' 6" x 16' 9" into recess (3.21m x 5.13m) Two double glazed windows to front elevation, radiator, carpeted flooring, feature fireplace, broadband and telephone points, door to:-

KITCHEN/DINER 10' 0" x 13' 3" (3.05m x 4.06m) Double glazed window to rear elevation, fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drain unit with mixer tap, built-in double oven with gas hob and extractor hood over, spaces for tall fridge/freezer and dishwasher, tiled to principal areas and vinyl flooring, radiator, double glazed door to garden, door to:-

UTILITY ROOM 8' 3" x 6' 5" (2.54m x 1.96m) Double glazed window to rear elevation, spaces for washing machine and tumble dryer, fitted unit with work-top over, stainless steel sink and drain unit with mixer tap, tiled to principal areas and vinyl flooring, radiator, built-in storage cupboard, door to:-

WC 4' 1" x 2' 11" (1.27m x 0.90m) Close couple WC, wash basin in vanity unit, heated towel radiator, tiled to principal areas and vinyl flooring, extractor fan.

FIRST FLOOR LANDING Carpeted flooring, loft access, mains wire smoke detector, doors to all rooms.

BEDROOM ONE 9' 3" x 11' 9" into recess (2.82m x 3.60m) Two double glazed windows to front elevation, radiator, carpeted flooring.

BATHROOM 9' 1" x 4' 9" (2.79m x 1.46m) Double glazed skylight window to front elevation, panel enclosed bath with thermostatic shower mixer over, wash basin in vanity unit, close coupled WC, radiator, tiled to principal areas and vinyl flooring, extractor fan.

BEDROOM TWO 11' 7" x 9' 3" (3.54m x 2.82m) Double glazed window to rear elevation, radiator, carpeted flooring.

BEDROOM THREE 8' 5" x 10' 6" (2.57m x 3.21m) Double glazed window to rear elevation, radiator, carpeted flooring.

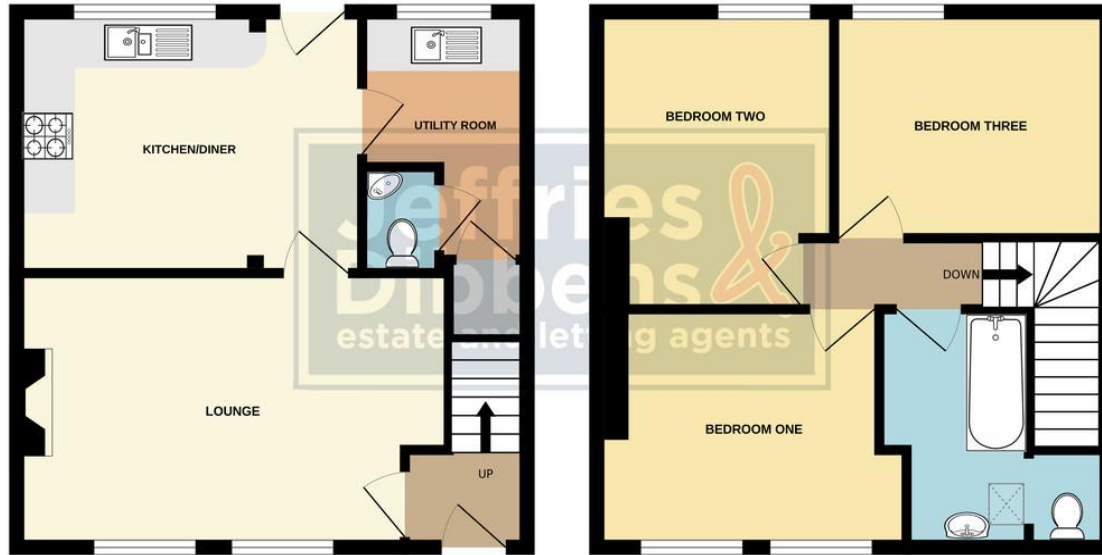
GARDEN 37' 7" (11.46m) Enclosed by wooden fencing, laid to paving and lawn with decking and shingled areas, two sheds.

DRIVEWAY Off road parking for one vehicle.



GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2024

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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



OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk