



£465,000
5 Outram Road
Southsea, PO5 1QP

FOUR BEDROOM SEMI-DETACHED HOME WITH OFF ROAD PARKING! This is a fantastic opportunity to acquire a generously sized home with the added bonus of rare off-street parking, in a central Southsea position and just a short walk from the seafront. On the ground floor, you'll find a WC/wet-room, spacious living room followed a large fitted kitchen. The former garage has been converted into a ground floor bedroom with an en-suite shower room, but retains double doors at the front, allowing it to function as a garage for future use or a versatile space for those working from home. Upstairs, the property features three bedrooms (two of which are spacious doubles) and a modern family bathroom. At the rear, a sun-filled courtyard garden awaits. This property truly needs to be seen to be fully appreciated. Contact us today to arrange your internal viewing.

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ENTRANCE Paved forecourt with parking for one car, steps to front door.

HALLWAY Door to living room and WC, consumer unit, tiled flooring with under floor heating.

WC 5' 9" x 3' 4" (1.76m x 1.03m) Close coupled WC, pedestal mounted basin with mixer tap.

LIVING ROOM 23' 3" into bay x 14' 11" (7.10m x 4.55m) Double glazed bay window to front elevation, two radiators, tiled flooring with under floor heating, carpeted stairs to first floor landing.

BEDROOM FOUR/ANNEXE 18' 2" at widest point x 10' 11" at widest point (5.55m x 3.34m) Double glazed window to front elevation, double doors to front elevation, radiator, laminate flooring, door to en-suite. (Can be used as a separate annexe.)

EN-SUITE 3' 9" x 5' 1" (1.16m x 1.56m) Wet room with thermostatic shower, pedestal mounted wash basin with mixer tap, close coupled WC, fully tiled, obscure double glazed window to rear elevation.

KITCHEN 7' 10" x 14' 9" (2.40m x 4.51m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, butler style sink and drainer unit with mixer tap, built-in oven with gas hob and stainless steel extractor hood over, spaces and plumbing for washing machine and tumble dryer, spaces for fridge/freezer and American style fridge/freezer, tiled to principal areas and tiled flooring with under floor heating, double glazed window to rear elevation and double glazed door to garden.

FIRST FLOOR LANDING Doors to all rooms, loft access, linen cupboard, carpeted.

BEDROOM ONE 12' 5" x 14' 2" at widest point (3.80m x 4.32m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM TWO 7' 11" x 14' 10" (2.42m x 4.54m) Double glazed window to rear elevation, built-in storage cupboard, radiator, carpeted.

BEDROOM THREE 9' 1" x 7' 1" (2.78m x 2.18m) Double glazed window to front elevation, radiator, carpeted.

BATHROOM 4' 11" x 10' 3" (1.50m x 3.14m) Panel enclosed bath with mixer tap and shower attachment, close coupled WC, pedestal mounted wash basin with mixer tap, tiled to principal areas and laminate flooring, obscure double glazed window to side elevation.

GARDEN Laid to paving with shrub borders, two sheds, enclosed by wooden fencing and brick walls.



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 D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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