



£285,000
62 Bath Road
Southsea, PO4 0HT

THREE DOUBLE BEDROOM HOME WITH UPSTAIRS BATHROOM! This mid terraced, bay and forecourt home is located along Bath Road, Southsea, fantastically positioned to enjoy the bustling Albert and Marmion Road areas, with their abundance of independent cafes, shops and eateries, whilst also being within reasonable distance to the seafront. The ground floor accommodation comprises; entrance hall, lounge/fourth bedroom, fitted galley kitchen, dining room, downstairs WC and lean-to. On the first floor, you will find two double bedrooms and a fitted bathroom suite, with a further double bedroom and loft storage room to the second floor. Additional benefits include gas central heating, double glazing and an attractive enclosed rear garden. We highly advise an internal viewing at your earliest convenience so please call the Southsea office to arrange this.

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ENTRANCE Paved forecourt, double glazed door to:-

HALLWAY Double glazed window front elevation, radiator, exposed floorboards, storage cupboard, cupboard housing consumer unit and electric meter, carpeted stairs to first floor landing, doors to:-

LOUNGE/BEDROOM 11' 1" at widest point x 10' 0" (3.39m x 3.05m) Double glazed bay window to front elevation, radiator, carpeted.

DINING ROOM 12' 6" x 13' 11" (3.83m x 4.26m) Double glazed door and window to rear elevation, radiator, vinyl flooring, door leading to:-

KITCHEN 10' 7" x 6' 1" (3.23m x 1.87m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, spaces for freestanding oven and fridge/freezer, space and plumbing for washing machine, tiled to principal areas and tiled flooring, wall mounted combination boiler, double glazed window to side elevation.

FIRST FLOOR LANDING Radiator, carpeted stairs to second floor landing, carpeted, doors to:-

BEDROOM ONE 11' 2" x 14' 4" (3.41m x 4.39m) Double glazed window to front elevation, radiator, storage cupboard, carpeted.

BEDROOM TWO 12' 7" x 10' 11" (3.84m x 3.33m) Double glazed window to rear elevation, radiator, carpeted.

BATHROOM 6' 3" x 6' 2" (1.93m x 1.88m) Obscure double glazed window to side elevation, panel enclosed bath with mixer tap and shower attachment, wall mounted wash basin with mixer tap, closed coupled WC, radiator, vinyl flooring, tiled to principal areas.

SECOND FLOOR LANDING Skylight, carpeted, doors to:-

BEDROOM THREE 9' 7" x 10' 9" (2.93m x 3.30m) Double glazed window to rear elevation, radiator, storage cupboard, carpeted.

LOFT STORAGE

GARDEN Paved walkway, garden shed, enclosed by brick walls and wooden fences.





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

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	60	
(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