



£240,000
105 Jessie Road
Southsea, PO4 0EL

TWO DOUBLE BEDROOM BAY & FORECOURT HOME WITH NO FORWARD CHAIN! This centrally located, mid terraced home can be found along Jessie Road, Southsea. The accommodation on offer comprises; lounge, separate dining room which opens to the fitted kitchen, bathroom and additional separate WC to the ground floor. Upstairs, you will find two generously sized bedrooms both with built-in cupboards. The property also benefits from an enclosed rear garden, gas central heating via a combination boiler and double glazing throughout. Located within walking distance of Southsea seafront, all local amenities of Fawcett Road and Fratton train station. To arrange an internal viewing please call our branch along Marmion Road.





ENTRANCE Door to:-

HALLWAY Stained glass window to front elevation, stairs to first floor landing, radiator, period style cornice, stripped wooden doors to lounge and dining room, laminate flooring.

LOUNGE 12' 5" into bay x 9' 11" into chimney recess (3.79m x 3.03m) Double glazed window to front elevation, radiator, meter cupboard housing consumer unit and electric meters, TV and satellite point, picture rail, period style cornice and ceiling rose, carpeted.

DINING ROOM 10' 2" x 13' 2" into chimney recess (3.10m x 4.02m) Double glazed window to rear elevation, radiator, real flame coal effect gas fire with wooden surround, TV and satellite point, BT point, stripped wooden door to under stairs storage cupboard housing gas meter and central hub for Satellite TV, Internet/broadband point, laminate flooring, breakfast bar, through to:-

KITCHEN 12' 9" x 8' 7" (3.89m x 2.64m) Double glazed window to side elevation, range of fitted wall and base level units incorporating oak effect laminate roll top work surfaces, one and a half ceramic sink with drainer unit and mixer tap over, stainless steel integral oven, gas hob and extractor hood over. Space and plumbing for washing machine, spaces for tumble dryer and fridge/freezer, tiled to principal areas, wall mounted combination boiler, inset halogen lighting, stripped wooden door to:-

REAR LOBBY Doors to WC, bathroom and double glazed door to garden.

WC Close coupled WC, half tiled walls and tiled flooring, extractor fan.

BATHROOM Obscure double glazed window to side elevation, enclosed bath with thermostatic shower over, glass shower screen, basin in vanity unit with mixer tap over, WC with concealed cistern, radiator, fully tiled walls and floor.

FIRST FLOOR LANDING Loft access, doors to both bedrooms.

BEDROOM ONE 10' 4" x 13' 1" (3.15m x 4.01m) Double glazed window to front elevation, built-in period style wardrobe, radiator, carpeted, TV and satellite point.

BEDROOM TWO 10' 4" x 13' 1" (3.16m x 4.01m) Double glazed window to rear elevation, built-in period style wardrobe, radiator, carpeted, picture rail, TV and satellite point.

GARDEN 17' 5" (5.33m) Enclosed by brick walls, laid to paving with planting borders.





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>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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

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