

£235,000
99 Talbot Road
Southsea, PO4 0HB

A LOVELY TWO BEDROOM HOME WITH WEST FACING GARDEN & NO FORWARD CHAIN! This traditional bay and forecourt home is located along the popular Talbot Road, Southsea, just moments away from Fratton Train station and other local amenities. The accommodation briefly comprises; two double bedrooms, two reception rooms, with the dining room opening out to a spacious modern fitted kitchen, and newly fitted bathroom suite. This home has many benefits including double glazing, gas central heating, a west facing rear garden and no forward chain. We highly advised an internal viewing to appreciate the accommodation and location on offer.





ENTRANCE PVCu double glazed door to:-

PORCH Gas meter, door to:-

LOUNGE 12' 9" into bay x 12' 11" at widest point (3.91m x 3.96m) Double glazed bay window to front elevation, radiator, feature open fireplace with wooden surround, laminate flooring, Virgin internet point, stairs to first floor landing, door to:-

DINING ROOM 10' 5" x 13' 0" into recess (3.19m x 3.97m) Double glazed window to rear elevation, under stair storage cupboard housing electric consumer unit and smart meter, radiator, laminate flooring, through to:-

KITCHEN 13' 2" x 8' 7" (4.03m x 2.63m) Large double glazed window to side elevation, modern fitted kitchen comprising a range of white high gloss wall and base level storage, square edge work surfaces incorporating one and half bowl stainless steel sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, loft access, radiator, tiled to principal areas, through to:-

REAR LOBBY Laminate flooring, door to bathroom, double glazed door to garden.

BATHROOM 5' 3" x 6' 2" (1.61m x 1.88m) Newly fitted bathroom suite comprising panel enclosed bath with central taps and thermostatic shower over, low level WC, wall hand basin with mixer tap, tiled to principal areas, tiled floor, double glazed window to side elevation.

FIRST FLOOR LANDING Loft access with pull down telescopic ladder, doors to both bedrooms.

BEDROOM ONE 10' 8" x 12' 11" into recess (3.27m x 3.96m) Double glazed window to front elevation, radiator, built-in wardrobe, laminate flooring.

BEDROOM TWO 10' 7" x 13' 0" (3.23m x 3.97m) Double glazed window to rear elevation, radiator, built-in wardrobe, laminate flooring.

GARDEN 29' 2" x 13' 7" (8.90m x 4.16m) Westerly facing aspect, laid to paving with plant and shrub borders, raised seating area, outside tap.





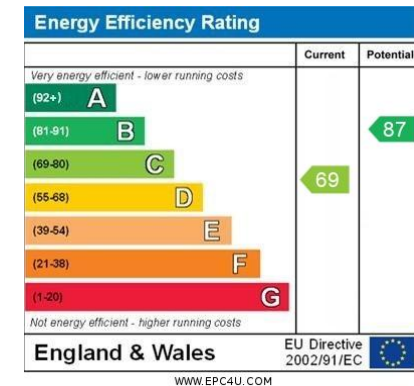
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries
Dibbensen**
estate and letting agents

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

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