

**Offers in Excess of £244,900**  
**68 Haslemere Road**  
Southsea, PO4 8AZ

END TERRACED HOME WITH NO FORWARD CHAIN! Located along Haslemere Road, a highly desirable residential location in Southsea, this two bedroom end terraced home is offered to the market with no forward chain. Well-presented throughout, the accommodation is arranged over two floors with the ground floor offering; entrance hallway, fitted bathroom suite and spacious open plan kitchen/living room with bay window. The first floor offers two bedrooms with the master benefitting from a bay window and fitted wardrobe. We feel this would make an ideal first time or investment purchase due to the location and size on offer. An internal viewing is highly advised at your earliest convenience.

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2 







**ENTRANCE** Double glazed door to:-

**HALLWAY** Stairs to first floor landing, carpeted, doors to all rooms, period coving.

**LOUNGE/KITCHEN** 14' 6" x 15' 5" (4.42m x 4.70m) Double glazed bay window to front elevation, laminate flooring, period coving, picture rail and dado rail, fitted kitchen comprising wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven, electric hob with extractor hood over, spaces for washing machine and fridge/freezer, electric radiator, tiled to principal areas.

**BATHROOM** Panel enclosed bath with central tap, wall mounted wash basin, low level WC, heated towel rail, tiled to principal areas and vinyl flooring.

**FIRST FLOOR LANDING** Loft access, doors to all rooms.

**BEDROOM TWO** 10' 2" x 5' 2" (3.12m x 1.60m) Double glazed window to side elevation, carpeted, electric radiator, built-in wardrobes.

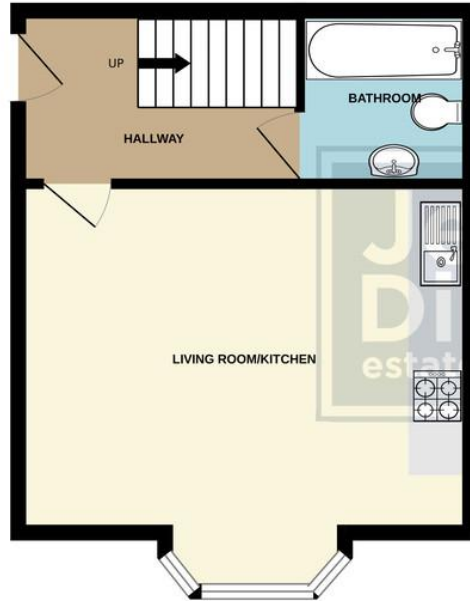
**BEDROOM ONE** 14' 6" into bay x 15' 5" (4.44m x 4.70m) Double glazed bay window to front elevation, electric radiator, period coving and picture rail, built-in wardrobe, carpeted.

**AGENTS NOTE:**

**COUNCIL TAX** Band B.



GROUND FLOOR



FIRST 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.  
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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
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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