

£240,000
84 Talbot Road
Southsea, PO4 0HE

LOVELY TWO BEDROOM HOME WITH NO FORWARD CHAIN! A lovely example of a traditional mid-terraced home situated within the heart of Southsea. Talbot Road is ideally positioned for access to the bustling Albert Road, Fratton Train station and a short walk to the seafront! The accommodation on offer, which has recently refurbished throughout, provides two separate reception rooms, newly fitted bathroom and a lovely modern fitted kitchen on the ground floor. With two double bedrooms occupying the first floor. Further benefits include double glazing, gas central heating and a low maintenance rear garden. We highly advise an internal viewing so please call Jeffries & Dibbens at your earliest convenience to arrange this.





ENTRANCE Composite door to:-

LOUNGE 9' 5" into recess x 11' 7" (2.88m x 3.54m) Double glazed window to front elevation, radiator, laminate flooring, feature fireplace, meter cupboard housing electric mains and fuse box, stairs to first floor landing, through to:-

DINING ROOM 10' 0" into recess x 11' 7" (3.07m x 3.54m) Double glazed window to rear elevation, radiator, laminate flooring, under stairs storage cupboard, feature fireplace, door to:-

KITCHEN 11' 1" x 7' 3" (3.40m x 2.23m) Double glazed window to side elevation, modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, spaces for tall fridge/freezer and cooker, fitted stainless steel cooker extractor hood, radiator, tiled to principal areas and laminate flooring, wall mounted combination boiler, double glazed door to garden, door to:-

BATHROOM 4' 5" x 7' 6" (1.35m x 2.30m) Dual aspect obscure double glazed windows, modern fitted suite comprising panel enclosed bath with shower attachment, over-sized rainfall style shower head, glass shower screen, wash basin in vanity unit, close coupled WC, heated towel radiator, tiled to principal areas and laminate flooring, extractor fan.

FIRST FLOOR LANDING Carpeted flooring, doors to both bedrooms, loft access.

BEDROOM ONE 9' 5" into recess x 11' 6" (2.88m x 3.53m) Double glazed window to front elevation, radiator, carpeted flooring.

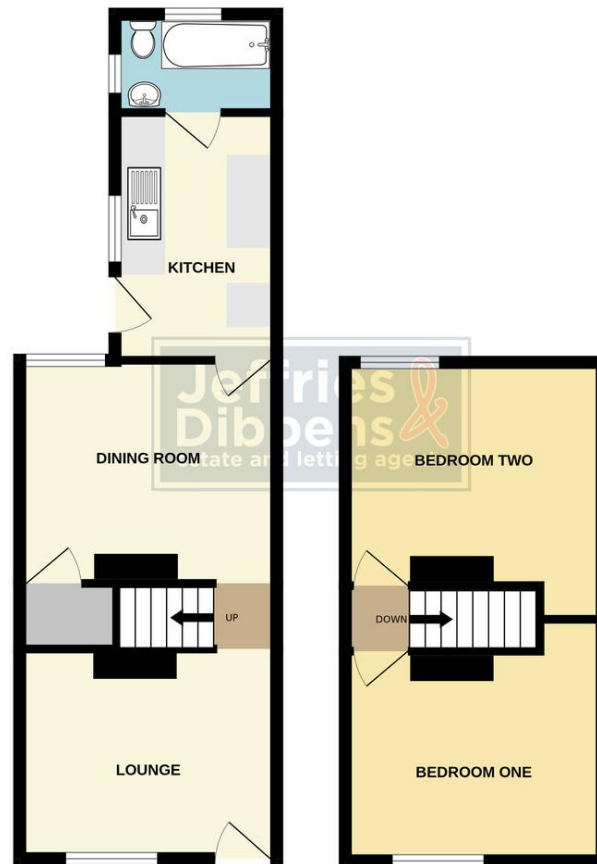
BEDROOM TWO 10' 2" into recess x 11' 6" (3.11m x 3.53m) Double glazed window to rear elevation, radiator, carpeted flooring.

GARDEN Enclosed by brick walls and wooden fencing, laid to paving with tree and mature shrub borders.



GROUND FLOOR

1ST FLOOR



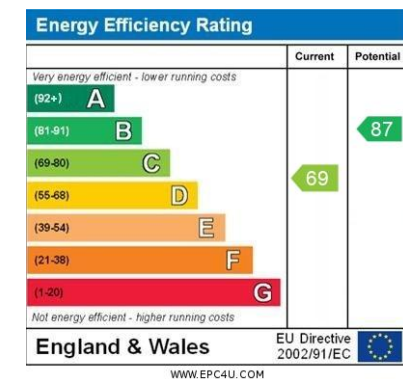
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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