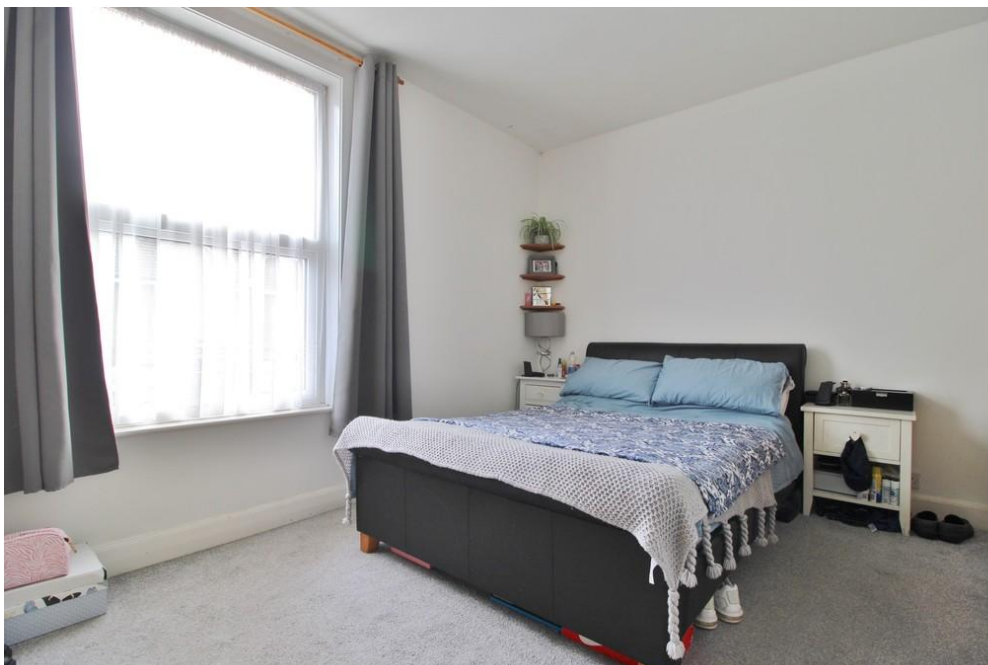


£260,000
134 Westfield Road
Southsea, PO4 9ET

THREE BEDROOM HOUSE WITH NO FORWARD CHAIN! This traditional bay and forecourt can be found along Westfield Road, a popular residential location in Southsea. Offered to the market with no forward chain, the property briefly comprises; entrance hall, separate living and dining rooms, fitted kitchen and utility room/cloakroom on the ground floor. The first floor offers three bedrooms and an upstairs family bathroom. An enclosed low maintenance garden can be found to the rear. The seafront is just a short walk from the property with an abundance of local amenities which are all within close proximity. Gas central heating and double glazing complete the appeal here. An internal viewing can be arranged by contacting the Southsea office.





ENTRANCE Paved forecourt, double glazed door to:-

HALLWAY Stairs to first floor landing, laminate flooring, radiator.

LOUNGE 11' 4" into bay x 9' 8" (3.47m x 2.95m) Double glazed window to front elevation, radiator, carpeted.

DINING ROOM 10' 2" x 12' 10" (3.12m x 3.92m) Double glazed window to rear elevation, laminate flooring, radiator.

KITCHEN 7' 8" x 8' 7" (2.34m x 2.62m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl sink and drainer unit, space for fridge/freezer, electric oven and gas hob, space and plumbing for dishwasher, vinyl flooring, door to:-

UTILITY ROOM Spaces and plumbing for washing machine and tumble dryer, double glazed door to:-

WC Low level WC, radiator.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 10' 5" x 12' 9" (3.19m x 3.89m) Double glazed window to front elevation, radiator, carpeted, built-in wardrobe.

BEDROOM TWO 10' 2" x 10' 2" (3.11m x 3.10m) Double glazed window to rear elevation, laminate flooring, radiator, built-in wardrobe.

BEDROOM THREE/OFFICE 7' 0" x 5' 11" (2.14m x 1.81m) Double glazed window to side elevation, carpeted, radiator.

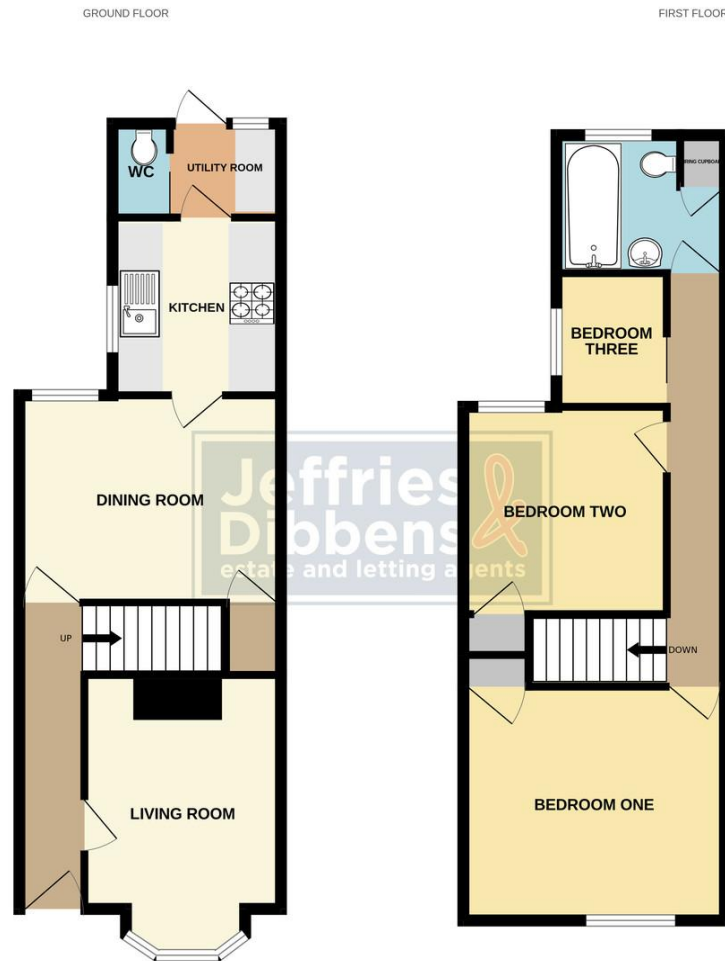
BATHROOM Panel enclosed bath with thermostatic shower over, low level WC, pedestal mounted wash basin, cupboard housing boiler, radiator, double glazed window to rear elevation.

GARDEN Laid to paving with artificial lawn area, enclosed by brick walls.

AGENTS NOTE:

COUNCIL TAX Band B.





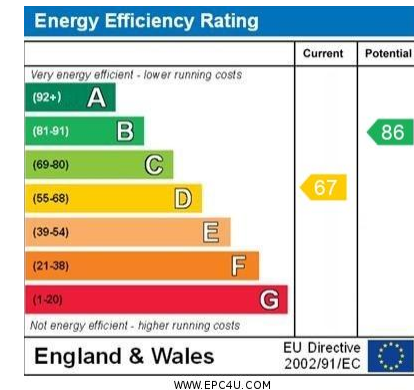
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix G2025

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
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