



**£242,500**  
**Clegg Road**  
Southsea, PO4 9DG

**TWO BEDROOM TOWN-HOUSE WITH GARAGE/STUDIO & NO FORWARD CHAIN!** This end of terrace town-house, which spans four floors, can be found along Clegg Road, just off Highland Road. The ground floor features a former integral garage, which has potential for a variety of uses, along with a convenient W.C. The first floor offers a bright and spacious lounge/diner which leads to the fitted kitchen. The second floor hosts a well-proportioned double bedroom and a modern fitted bathroom suite, while the top floor offers the main bedroom, complete with a large cupboard for added storage. The property also benefits from double glazing and gas central heating. With its unique layout, sought-after location, and flexible living space, this property is not to be missed!. For more information or to arrange a viewing, please get in touch today!

**2**   
**1**   
**1** 







**ENTRANCE** Composite door to:-

**HALLWAY** Double glazed window to front elevation, radiator, stairs to first floor landing, carpeted, large under stair storage cupboard, door to:-

**WC** 4' 5" x 2' 7" (1.37m x 0.79m) Close coupled WC, wall mounted wash basin, tiled to principal areas and vinyl tiled flooring, extractor fan.

**FIRST FLOOR LANDING** Stairs to second floor landing, carpeted, door to:-

**LOUNGE/DINER** 13' 5" into bay x 14' 1" (4.09m x 4.30m) Double glazed bay window to front elevation, double glazed window to front elevation, radiator, carpeted, security entry phone, TV and virgin media points, through to:-

**KITCHEN** 7' 2" x 7' 7" (2.20m x 2.33m) Modern fitted kitchen comprising wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven and gas hob with extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, extractor fan, tiled to principal areas and laminate flooring.

**SECOND FLOOR LANDING** Carpeted, radiator, large airing cupboard with radiator, stairs to third floor landing, doors to bedroom two and bathroom.

**BEDROOM TWO** 8' 4" x 12' 2" (2.55m x 3.71m) Two double glazed windows to front elevation, radiator, carpeted, mirrored wardrobe.

**BATHROOM** 6' 2" x 7' 8" (1.88m x 2.34m) Modern fitted suite comprising panel enclosed bath with thermostatic shower over, combined wash basin and WC in vanity unit, heated towel rail, tiled to principal areas and vinyl tiled flooring, door to:-

**THIRD FLOOR LANDING** Double glazed skylight window to rear elevation, carpeted, door to:-

**BEDROOM ONE** 12' 0" at widest point x 14' 2" (3.67m x 4.34m) Double glazed window to front elevation, radiator, carpeted, large storage cupboard.

**CUPBOARD** 4' 2" x 7' 8" (1.28m x 2.35m) Housing 'Vaillant' combination boiler, carpeted, power and light.

**GARAGE / STUDIO / OFFICE** Plastered and painted room with double glazed bi-folding door, with power and light. An ideal space which can be used as a garage, for studio space, or an office to work from home.



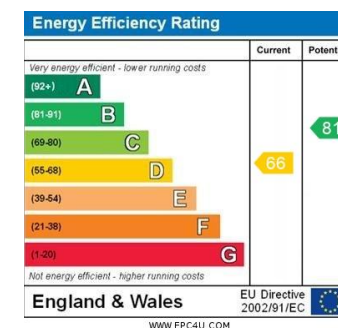
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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

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