

**£385,000**  
**61 Henderson Road**  
Southsea, PO4 9JD

**SEMI-DETACHED HOME WITH OFF ROAD PARKING & NO FORWARD CHAIN!** This extended semi-detached home is situated in arguably one of Southsea's most requested pockets. Henderson Road is ideally positioned with Bransbury Park, Eastney Road shopping area and the seafront all within walking distance. Well-presented throughout, the accommodation briefly offers three double bedrooms on the first floor, with the ground floor benefitting from a modern shower room, southerly aspect living room, conservatory, and dining room which opens through to the lovely fitted kitchen. Externally, there is a low maintenance rear garden with brick-built shed and a driveway for two cars to the front. Further benefits for this family home include gas central heating and double glazing. Viewings strictly by appointment only, which can be arranged by contacting the Southsea office.

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**ENTRANCE** Driveway for two cars, double glazed door to:-

**HALLWAY** Stairs to first floor landing, radiator, double glazed window to side elevation, luxury vinyl tiled flooring.

**LOUNGE** 10' 6" x 16' 11" (3.22m x 5.17m) Double glazed window to front elevation, radiator, door to:-

**INNER HALL** Storage cupboard, door to bathroom and dining room.

**SHOWER ROOM** 6' 5" x 7' 6" (1.98m x 2.30m) Shower cubicle with thermostatic mixer and over-sized shower head, low level WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas and vinyl flooring, airing cupboard housing wall mounted boiler, double glazed window to side elevation.

**DINING ROOM** 10' 1" x 9' 4" (3.08m x 2.87m) Vinyl flooring, radiator, opening to:-

**KITCHEN** 11' 3" x 12' 5" (3.44m x 3.79m) Lovely fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, ceramic sink and drainer unit with mixer tap, electric double oven, gas hob with extractor hood, spaces and plumbing for washing machine and dishwasher, wine fridge, space for 'American' style fridge/freezer, double glazed window to rear elevation, double glazed door to conservatory.

**FIRST FLOOR LANDING** Doors to all rooms, double glazed window to side elevation.

**BEDROOM ONE** 9' 2" x 13' 10" excludes wardrobes (2.81m x 4.24m) Double glazed windows to front elevation, radiator, carpeted, built-in wardrobes.

**BEDROOM TWO** 11' 8" x 9' 5" (3.56m x 2.89m) Double glazed window to rear elevation, radiator, laminate flooring, loft hatch.

**BEDROOM THREE** 8' 5" x 10' 6" (2.57m x 3.22m) Double glazed window to rear elevation, vinyl flooring, radiator.

**CONSERVATORY** 11' 8" x 11' 0" (3.56m x 3.36m) Range of base units, double glazed door to garden, door to front entrance.

**GARDEN** Laid to shingle with paved walkway, raised planters, brick-built shed, enclosed by wooden fencing.

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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(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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