

£300,000

199 Westfield Road

Southsea, PO4 9ER

LOVELY THREE BEDROOM HOME WITH SOUTH FACING GARDEN! A lovely example of a traditional bay and forecourt home situated in the highly popular residential location of Westfield Road. The internal accommodation has been modernised by the current owner and is offered in a lovely condition throughout. On the first floor, there is a family bathroom and three bedrooms, with the second bedroom having stairs up to the loft space with skylight windows. The ground floor comprises an entrance hall which opens through to the living room, downstairs cloakroom, and a lovely open-plan kitchen/dining room with double doors leading to the southerly aspect rear garden. Gas central heating and double glazing complete the appeal of this family home. An internal viewing is highly advised at your earliest convenience.





ENTRANCE Forecourt with period style tiled flooring, wooden front door to:-

HALLWAY Exposed floorboards, radiator, stairs to first floor landing.

LOUNGE 13' 1" x 9' 11" (4.01m x 3.04m) Double glazed bay window to front elevation, period feature fireplace, exposed floorboards, period style coving and ceiling rose, radiator.

DINING ROOM 10' 10" x 13' 2" (3.32m x 4.02m) Solid oak flooring, radiator, under stair storage cupboard housing gas meter, opening to:-

KITCHEN 24' 8" x 9' 0" (7.53m x 2.75m) Lovely fitted kitchen comprising a range of wall and base level units incorporating wooden work surfaces, stainless steel one and a half bowl sink and drainer unit, gas hob and electric oven with extractor hood over, integral fridge/freezer and dishwasher, solid oak flooring, compartment double doors to garden.

CLOAKROOM/UTILITY Base units incorporating space and plumbing for washing machine, radiator, wall mounted boiler, close coupled WC, wall mounted wash basin, double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to all rooms, carpeted.

BEDROOM ONE 11' 0" x 13' 2" (3.36m x 4.03m) Double glazed window to front elevation, exposed floorboards, radiator, built-in wardrobes.

BEDROOM TWO 10' 9" x 10' 1" (3.30m x 3.09m) Double glazed window to rear elevation, carpeted, radiator, stairs up to:-

LOFT ROOM 12' 8" x 12' 4" (3.88m x 3.78m) Two skylight windows to front elevation, carpeted, eaves storage.

BATHROOM 5' 7" x 5' 11" (1.72m x 1.81m) Panel enclosed with central tap with shower attachment, wall mounted wash basin, close coupled WC, heated towel rail, tiled to principal areas and tiled flooring, obscure double glazed window to side elevation.

BEDROOM THREE 4' 9" x 9' 1" (1.45m x 2.78m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Southerly facing aspect, laid to lawn with decked area and shrub borders, enclosed by wooden fencing and 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.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC Graph to Follow

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