





£320,000

56 Fordingbridge Road

Southsea, PO4 9JW

LOVELY EXTENDED THREE BEDROOM HOME IN POPULAR LOCATION! This bay and forecourt home is located within a popular residential location of Eastney and is offered to the market in an immaculate condition. Fordingbridge Road is ideally positioned with the seafront only a short walk away and Bransbury Park at the end of the road. The extended accommodation briefly comprises; three good sized bedrooms and a family bathroom on the first floor, with an open plan kitchen/dining room, separate living room, sun room and cloakroom on the ground floor. To the rear of the home, there is a low maintenance garden with brick-built shed. A lovely example of a family home which is completed with gas central heating and double glazing. We highly advise an internal viewing at your earliest possible opportunity.

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FORECOURT Tiled flooring, double glazed door to:-

PORCH Composite door to:-

HALLWAY Oak staircase with glass panels, radiator, laminate flooring, cupboard housing electric meter and consumer unit.

LOUNGE 13' 11" x 10' 9" (4.25m x 3.29m) Double glazed square bay window to front elevation, radiator, vinyl flooring, opening through to:-

KITCHEN/DINER

DINING ROOM 13' 2" x 8' 8" (4.03m x 2.66m) Double glazed doors to reception room, vinyl flooring, radiator, opening to:-

KITCHEN 10' 0" x 6' 10" (3.06m x 2.09m) Lovely fitted wooden kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, double oven, gas hob with extractor hood over, integral fridge/freezer, tiled to principal areas, double glazed window to rear elevation.

SUN ROOM 7' 8" x 12' 5" (2.35m x 3.79m) Double glazed window to rear elevation, double glazed double doors to garden, two skylight windows.

WC 4' 9" x 3' 6" (1.45m x 1.09m) Obscure double glazed window to rear elevation, low level WC, wall mounted wash basin, wall mounted boiler, tiled to principal areas.

FIRST FLOOR LANDING Glass panels to staircase, doors to all rooms, loft access.

BATHROOM 6' 11" x 4' 10" (2.13m x 1.49m) Panel enclosed bath with central tap and thermostatic shower over, concealed cistern WC, wall mounted wash basin, heated towel rail, tiled to principal areas and vinyl flooring, obscure double glazed window to rear elevation.

BEDROOM ONE 13' 3" x 10' 9" (4.06m x 3.28m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM TWO 11' 11" x 9' 10" (3.64m x 3.02m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM THREE 8' 1" x 5' 10" (2.48m x 1.78m) Double glazed window to front elevation, radiator, carpeted.

GARDEN 26' 1" (7.96m) Laid to artificial lawn with mature shrub borders, paved path leading to brick-built shed.



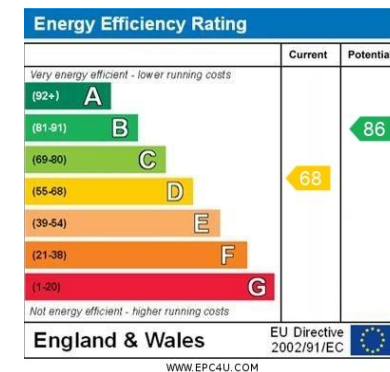
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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