

£270,000
99 Landguard Road
Southsea, PO4 9DR

TWO BEDROOM HOME WITH UPSTAIRS SHOWER ROOM & SOUTH FACING GARDEN! A spacious mid terraced home, which can be found along Landguard Road, within a popular residential pocket of Southsea. This property is a must view, book early to avoid disappointment. The internal accommodation briefly comprises; two reception rooms, conservatory, and a lovely fitted kitchen to the ground floor. The first floor comprises two generously sized bedrooms and a desirable upstairs bathroom suite. Further benefits for this lovely home include double glazing, gas central heating and a lovely south facing garden with brick-built shed, this property really ticks all the boxes! Call the Southsea branch today to book your internal viewing.

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ENTRANCE Double glazed door to:-

PORCH Wooden door to:-

LOUNGE 12' 4" x 12' 9" (3.76m x 3.91m) Square bay window to front elevation with bespoke shutters, laminate flooring, period picture rail, wood burning stove, radiator, stairs to first floor landing with spindled balustrade, door to:-

DINING ROOM 9' 10" x 12' 9" (3.02m x 3.89m) Double glazed window to rear elevation, laminate flooring, radiator, storage cupboard, door to:-

KITCHEN 12' 7" x 8' 8" (3.84m x 2.66m) Newly fitted kitchen comprising a range of wall and base level units incorporating marble work surfaces, Butler style sink with mixer tap, five ring gas hob with extractor hood over, electric oven, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, cupboard housing wall mounted combination boiler, tiled to principal areas and tiled flooring, obscure double glazed window to side elevation, door to:-

CONSERVATORY 8' 5" x 8' 11" (2.57m x 2.72m) Double glazed window to side elevation, laminate flooring, double doors to garden.

LANDING Doors to all rooms, storage cupboard, laminate flooring.

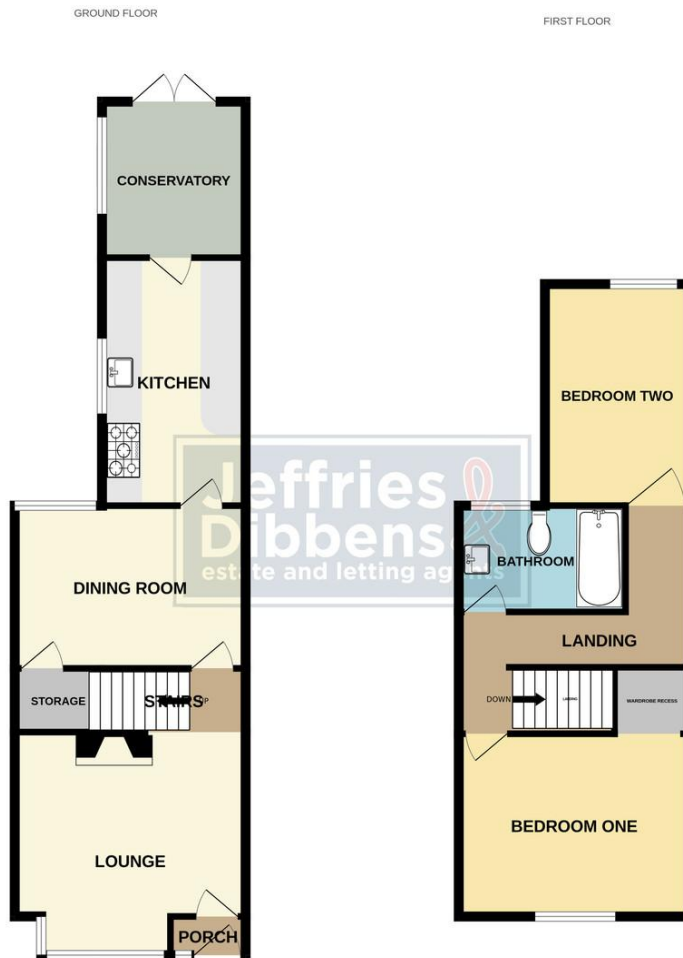
BEDROOM ONE 8' 9" x 12' 10" (2.69m x 3.92m) Double glazed window to front elevation, laminate flooring, radiator, built-in cupboard, wardrobe recess.

BATHROOM 5' 3" x 9' 8" (1.62m x 2.96m) Fitted bathroom comprising panel enclosed bath with thermostatic shower and central taps, vanity unit incorporating wash basin, low level WC, heated towel radiator, tiled to principal areas, vinyl flooring double glazed window to rear elevation.

BEDROOM TWO 10' 10" x 8' 10" (3.31m x 2.70m) Double glazed window to rear elevation, laminate flooring, radiator.

GARDEN 17' 9" (5.41m) Laid to paving, brick-built shed, enclosed by brick walls and wooden fencing.





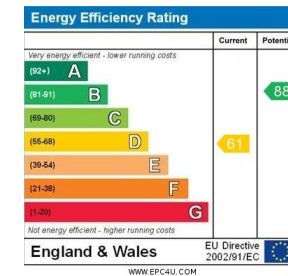
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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