



**£274,000**

**52 Hollam Road**

Southsea, PO4 8PA



TWO BEDROOM HOME WITH UPSTAIRS BATHROOM AND WEST FACING GARDEN! Discover this beautifully presented bay and forecourt home located on Hollam Road in Southsea. The ground floor of this charming property offers a welcoming entrance hallway leading to a 13ft (approx.) lounge with a period style fireplace and bay window, a separate dining room, a contemporary fitted kitchen, and a light-filled conservatory overlooking the garden. Upstairs, there are two bedrooms, each with built-in wardrobes, and a modern fitted bathroom. This mid-terraced home also benefits from gas central heating, double glazing, and a westerly-facing rear garden perfect for afternoon sun. Contact us at our Marmion Road branch to schedule your viewing today.

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**FORECOURT** Paved throughout, wooden front door into:-

**HALLWAY** Radiator, laminate flooring, doors to lounge and dining room, stairs to first floor landing.

**LOUNGE** 13' 6" x 9' 8" (4.13m x 2.95m) Double glazed bay window to front elevation, carpeted flooring, period feature fireplace with ornate surround, radiator, period style cornice and ceiling rose.

**DINING ROOM** 10' 8" x 12' 10" (3.27m x 3.93m) Double glazed window to rear elevation, radiator, built-in storage cupboard, feature fireplace, wood flooring, door to:-

**KITCHEN** 8' 3" x 8' 2" (2.52m x 2.49m) Modern fitted kitchen comprising a range of wall and base level units incorporating solid wood square edge surfaces, stainless steel sink and drainer unit with mixer spray tap, space for cooker, extractor hood over, integral fridge, integral microwave, tiled to principal areas and vinyl flooring, wall mounted 'Worcester' combination boiler, double glazed window to side elevation, through to:-

**CONSERVATORY** 9' 1" x 8' 10" (2.78m x 2.70m) Fully double glazed, double glazed door to garden, recessed storage space, vinyl flooring, space for fridge/freezer, space and plumbing for washing machine.

**FIRST FLOOR LANDING** Doors to all rooms, carpet throughout.

**BEDROOM ONE** 11' 1" x 12' 10" (3.39m x 3.93m) Double glazed window to front elevation, radiator, carpeted flooring, built-in wardrobe.

**BEDROOM TWO** 10' 9" x 7' 4" (3.28m x 2.24m) Double glazed window to rear elevation, carpeted flooring, built-in storage cupboards, radiator.

**BATHROOM** 6' 7" x 5' 1" (2.03m x 1.55m) Modern fitted bathroom suite comprising panel enclosed bath with mixer tap and shower attachment over, close coupled WC, towel rail radiator, tiled to principal areas and vinyl flooring, double glazed window to rear elevation.

**GARDEN** 25' 7" (7.8m) Westerly facing aspect, mainly laid to lawn with block patio area, flower and shrub borders, shed, outside tap and enclosed by bricks walls and wooden fencing.

GROUND FLOOR

1ST FLOOR



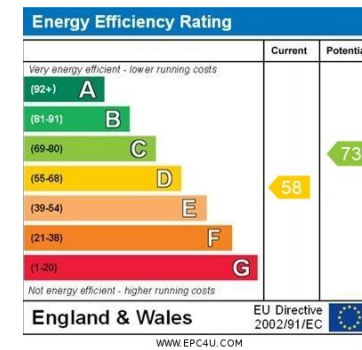
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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