


£350,000
53 Meon Road
Southsea, PO4 8NL

LOVELY THREE BEDROOM HOME WITH OPEN PLAN KITCHEN/DINER! This traditional bay and forecourt home can be found within a popular residential spot of Southsea. Meon Road is well-positioned with an abundance of local shops, well-regarded schools and Bransbury Park all within close proximity. The well-presented accommodation, which has been lovingly renovated by the current owner, comprises three bedrooms and a family bathroom to the first floor with the ground floor benefiting from an entrance hall with solid oak staircase, living room, wet room/utility area and a stunning open-plan kitchen/dining room. To the rear of the property you will find a low maintenance garden with rear pedestrian access. A truly lovely home which can only be appreciated by an internal viewing.

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FORECOURT Laid to artificial lawn, composite door to:-

HALLWAY Solid oak staircase to first floor landing, vinyl flooring, double glazed obscure window to front elevation, doors to lounge and kitchen/dining room, radiator, cupboard.

LOUNGE 14' 0" into bay x 10' 0" (4.27m x 3.05m) Double glazed bay window to front elevation, radiator, laminate flooring.

KITCHEN/DINING ROOM

DINING ROOM 13' 0" x 8' 3" (3.97m x 2.52m) Double glazed French doors leading to garden, vinyl flooring, radiators, door to wet room/utility area, opening to:-

KITCHEN 12' 6" x 6' 4" (3.82m x 1.95m) Stunning kitchen comprising a range of base level units incorporating square edge work surfaces, five ring gas burner hob, electric oven, stainless steel one and a half bowl sink and drainer unit with mixer tap, integral fridge/freezer, vinyl flooring continued.

UTILITY AREA Space and plumbing for washing machine, door to:-

WET ROOM 5' 9" x 5' 2" (1.76m x 1.60m) Walk-in shower with electric shower unit over, low level WC, wall mounted hand basin with mixer tap, towel rail radiator, tiled flooring, double glazed obscure window to side elevation.

LANDING Doors to all rooms, carpet throughout, loft hatch.

BATHROOM 4' 7" x 4' 9" (1.41m x 1.47m) Fitted bathroom comprising panel enclosed bath with thermostatic shower over, low level WC with basin over, towel rail radiator, double glazed obscure window to front elevation.

BEDROOM ONE 11' 5" x 9' 10" (3.50m x 3.01m) Double glazed windows to front elevation, laminate flooring, radiator, feature wall panelling.

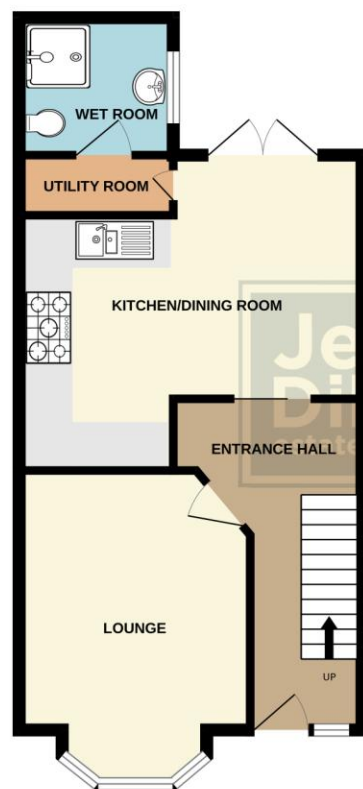
BEDROOM TWO 13' 1" x 8' 2" (4.00m x 2.50m) Double glazed window to rear elevation, radiator, laminate flooring, cupboard housing wall mounted combination boiler.

BEDROOM THREE 12' 6" x 6' 6" (3.83m x 2.00m) Double glazed window to rear elevation, radiator, laminate flooring.

GARDEN 39' 0" (11.9m) Laid to artificial lawn, rear pedestrian access, enclosed by wooden fencing.



GROUND FLOOR



FIRST FLOOR



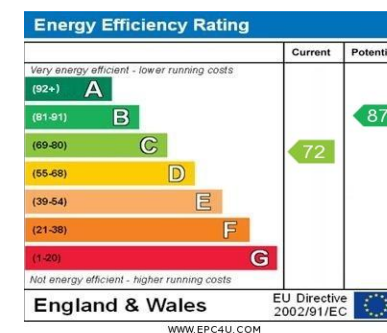
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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