

£280,000
33 Melrose Close
Southsea, PO4 8EZ

END TERRACED, LOVELY KITCHEN & OFF ROAD PARKING! A lovely example of an end terraced home in a desirable cul-de-sac in Eastney. Melrose Close is an ideal location with Bransbury Park and Eastney Road shopping area, just a short walk away. The accommodation, which has been renovated by the current owners comprises; living room with exposed staircase, lovely fitted kitchen/dining room with integral appliances on the ground floor, with two bedrooms and a shower room on the first floor. Externally, there is a low maintenance garden with rear pedestrian access, which leads to the rarely available allocated parking space. The owners have also installed a new combination boiler, and new double glazed windows (where stated), which make it an ideal first time or investment purchase as you can move straight in! An internal viewing is highly advised at your earliest convenience.





ENTRANCE Paved forecourt, double glazed door to:-

PORCH Dual aspect double glazed windows, wooden door to:-

LIVING ROOM 11' 9" x 14' 7" (3.59m x 4.47m) Double glazed window to front elevation, exposed staircase to first floor landing, carpet throughout, radiator, cupboard housing electric meter and consumer unit.

KITCHEN/DINING ROOM 9' 6" x 14' 7" (2.91m x 4.47m) Stunning fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, electric oven, electric hob with extractor hood over, stainless steel sink and drainer unit with mixer tap, integral fridge/freezer and slim-line dishwasher, space and plumbing for washing machine, cupboard housing combination boiler, double glazed window to rear elevation, vinyl flooring, French doors leading to garden.

LANDING Doors to all rooms, double glazed window to side elevation, carpet throughout.

SHOWER ROOM Walk-in shower cubicle with electric shower unit over, concealed WC, pedestal hand basin with mixer tap, towel rail radiator, tiled to principal areas and vinyl flooring, double glazed obscure window to rear elevation.

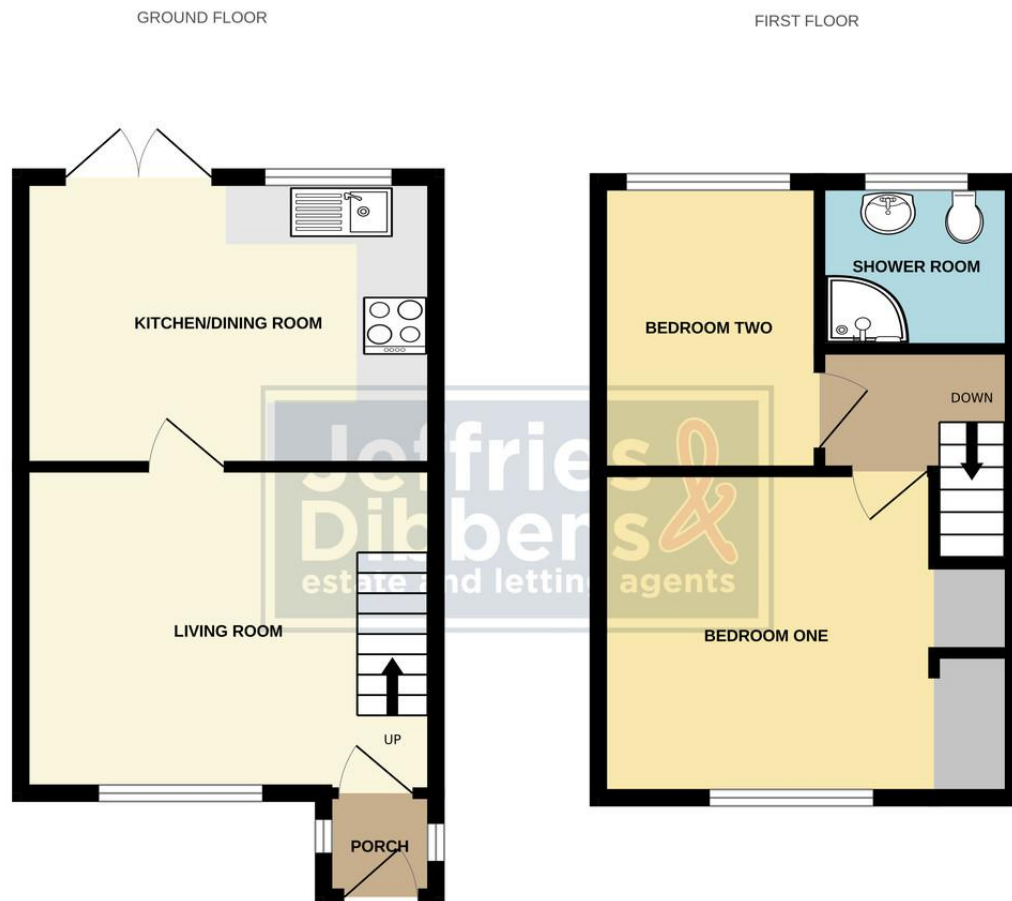
BEDROOM TWO 10' 5" x 7' 2" (3.19m x 2.19m) Double glazed window to rear elevation, carpet throughout, radiator.

BEDROOM ONE 10' 6" x 11' 3" (3.22m x 3.43m) Double glazed window to front elevation, carpet throughout, radiator, two open wardrobes.

GARDEN Lovely low maintenance garden with artificial lawn area, laid to paving with paved walkway, enclosed by wooden fencing, rear pedestrian access which leads to car park.

PARKING One allocated space within car park, which is located down the side of the property.





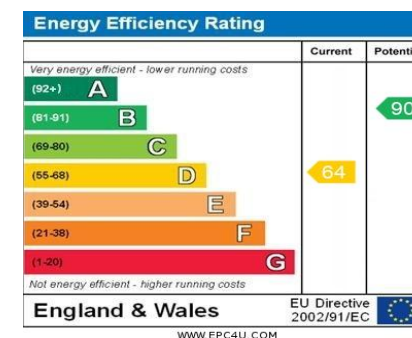
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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