



£300,000
27 Hollam Road
Southsea, PO4 8NZ

THREE BEDROOM HOME WITH LOFT ROOM & NO FORWARD CHAIN! An extended bay and forecourt home, which is located in a popular area of Milton. Hollam Road is ideally positioned with well-regarded schools nearby and easy access out of the city along the Eastern Road. The ground floor accommodation briefly comprises; entrance hallway, reception room with opening through to the living room, fitted kitchen, utility room and bathroom suite. On the first floor, there are three bedrooms, with the third bedroom having stairs up to the loft room. A mature garden can be found to the rear of the home. Double glazing and gas central heating complete the appeal for this lovely home. Viewing strictly by appointment only, and can be arranged by contacting the Southsea branch.





FORECOURT Double glazed door to:-

HALLWAY Stairs to first floor landing, double glazed window to front elevation, radiator, carpeted, door to:-

RECEPTION ROOM 14' 9" x 16' 1" (4.52m x 4.92m) Opening to lounge, carpeted, radiator, door to kitchen.

LOUNGE 13' 3" into bay x 10' 0" (4.06m x 3.06m) Double glazed bay window to front elevation, carpeted, radiator, period style coving and ceiling rose.

KITCHEN 12' 0" x 8' 7" (3.68m x 2.63m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for 'Range' style cooker, tiled to principal areas and tiled flooring, double glazed door to garden, door to:-

UTILITY 4' 0" x 5' 11" (1.23m x 1.82m) Space and plumbing for washing machine, space for fridge/freezer, vinyl flooring, loft access.

BATHROOM 6' 9" x 5' 11" (2.08m x 1.82m) Panel enclosed bath with thermostatic shower over, pedestal mounted wash basin, close coupled WC, heated towel rail, tiled to principal areas and vinyl flooring, obscure double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to all rooms, carpeted.

BEDROOM TWO 11' 9" x 7' 5" (3.59m x 2.27m) Double glazed window to rear elevation, laminate flooring, radiator, wall mounted boiler, period feature fireplace.

BEDROOM ONE 11' 6" x 12' 10" (3.51m x 3.92m) Double glazed window to front elevation, laminate flooring, radiator, period feature fireplace, built-in wardrobes.

BEDROOM THREE/STUDY 14' 9" x 8' 3" (4.51m x 2.52m) Double glazed window to rear elevation, carpeted, radiator, stairs to loft room.

LOFT ROOM 14' 11" x 13' 6" (4.57m x 4.13m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Laid to lawn with paved area and shrub borders.



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

EPC Graph to Follow

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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