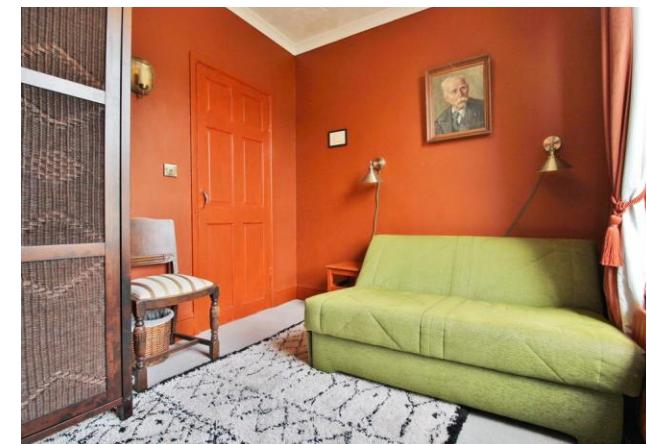




£295,000
39 Grayshott Road
Southsea, PO4 8AH

THREE BEDROOM WELL-PRESENTED HOME IN POPULAR RESIDENTIAL LOCATION! A good sized property in one of Southsea's most requested residential pockets! Situated along Grayshott Road, Southsea, within close proximity to all amenities of Winter Road and Milton Park is this three bedroom bay and forecourt home. The accommodation on offer comprises; entrance porch, a large open plan lounge/dining room, downstairs w/c and modern fitted kitchen to the ground floor. With three bedrooms and an upstairs bathroom on the first floor. Benefits include double glazing, gas central heating and a bigger than average enclosed rear garden. We strongly recommend an internal viewing to fully appreciate what is on offer. Viewings can be arranged by contacting the Southsea office.

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FORECOURT Wooden door to:-

PORCH 5' 0" x 4' 2" (1.54m x 1.28m) Meter cupboard housing gas and electric mains, tiled flooring, door to:-

LOUNGE/DINER 23' 11" x 13' 3" at widest point (7.31m x 4.05m) Dual aspect double glazed windows, stairs with balustrade to first floor landing, two radiators, laminate flooring, through to:-

REAR HALLWAY Doors to cloakroom and kitchen.

CLOAKROOM 5' 8" x 3' 1" (1.74m x 0.96m) Obscure double glazed window to side elevation, close coupled WC, wall mounted wash basin, cupboard housing 'Worcester' boiler, feature acoustic panelling.

KITCHEN 11' 8" x 9' 0" (3.57m x 2.75m) Double glazed window to rear elevation, fitted kitchen comprising a range of contemporary white high gloss wall and base level units incorporating oak work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, spaces for cooker and fridge/freezer, spaces and plumbing for washing machine and dishwasher, tiled to principal areas and laminate flooring, obscure double glazed door to garden.

FIRST FLOOR LANDING Balustrade, loft access, carpeted, doors to all rooms:-

BEDROOM ONE 11' 6" x 13' 3" including wardrobe depth (3.51m x 4.05m) Double glazed window to front elevation, radiator, carpeted.

BEDROOM TWO 9' 0" x 8' 3" (2.75m x 2.52m) Double glazed window to rear elevation, radiator, carpeted.

BEDROOM THREE 10' 2" x 7' 4" (3.12m x 2.26m) Double glazed window to rear elevation, radiator, carpeted.

BATHROOM 9' 6" x 4' 11" at widest point (2.91m x 1.50m) Obscure double glazed window to side elevation, panel enclosed bath with thermostatic shower mixer over, pedestal mounted wash basin, close coupled WC, shaver point, heated towel radiator, extractor fan, fitted shelving.

GARDEN 26' 6" (8.10m) Enclosed by brick walls and wooden fencing, laid to lawn with decked patio area.

NB: We have been advised by the sellers that there is a current Management Treatment Plan for Japanese knotweed within the rear garden with a 7 year insurance backed guarantee. Ask in branch for further details.



GROUND FLOOR

FIRST FLOOR



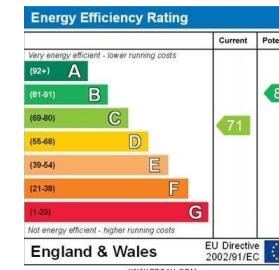
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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