

Offers in Excess of £254,500
151 Westfield Road
Southsea, PO4 9ER

TWO BEDROOM HOME WITH SOUTH FACING GARDEN! This bay and forecourt home is located within the popular residential pocket of Westfield Road. An ideal location for an owner occupier, who is looking to be close to local amenities and a short walk away from the seafront. Well-presented throughout, the property briefly comprises; entrance porch, 26ft (approx.) lounge/diner with exposed staircase, modern fitted kitchen, and shower room on the ground floor. Two double bedrooms occupy the first floor. A huge benefit for the home is the southerly aspect rear garden. Gas central heating and double glazing complete the home. A home which can only be appreciated by an internal viewing.

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ENTRANCE Tiled forecourt, double glazed door to:-

PORCH Door to:-

LOUNGE/DINER 26' 5" x 13' 0" (8.07m x 3.97m) Double glazed bay window to front elevation, double glazed window to rear elevation, carpeted, radiator, stairs to first floor landing.

KITCHEN 10' 9" x 12' 7" (3.29m x 3.86m) Lovely kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit, electric oven and electric hob, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas, double glazed door to garden.

BATHROOM 5' 6" x 8' 9" (1.68m x 2.68m) Fitted bathroom suite comprising panel enclosed bath with shower attachment, pedestal mounted wash basin, low level WC, heated towel rail, tiled to principal areas and tiled flooring, loft access, double glazed window to rear elevation.

FIRST FLOOR LANDING Carpeted, window to rear elevation, doors to both bedrooms.

BEDROOM TWO 13' 10" x 10' 0" (4.22m x 3.06m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM ONE 9' 11" x 13' 0" (3.03m x 3.98m) Double glazed window to front elevation, radiator, carpeted.

GARDEN Southerly aspect, raised paved patio area, artificial lawn area, enclosed by brick walls and wooden fencing.

AGENTS NOTE:

COUNCIL TAX Band B.



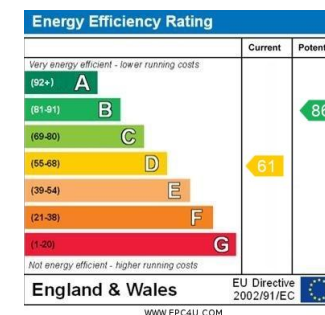
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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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