

£320,000
76 Hollam Road
Southsea, PO4 8PA

EXTENDED THREE BEDROOM HOME WITH NO FORWARD CHAIN! An excellent opportunity to purchase this double bay and forecourt home which is located in the popular residential pocket of Milton. Situated in Hollam Road, the property is ideally positioned with easy access out of the city and within walking distance of Milton and Bransbury Parks. The extended accommodation offers spacious rooms and comprises; entrance hall, living room, open plan kitchen/dining room, additional reception room with skylight windows and a shower room on the ground floor. The first floor benefits from three double bedrooms and a family bathroom suite. With a westerly aspect rear garden, gas central heating and double glazing, we feel this would make an ideal family home. An internal viewing can be arranged by calling the Southsea branch.

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FORECOURT Double glazed door to:-

ENTRANCE HALL Stairs to first floor landing, stained glass window to front elevation, carpet throughout.

LIVING ROOM 16' 0" x 12' 11" (4.88m x 3.96m) Double glazed bay window to front elevation, radiator, carpet throughout, period ceiling rose and coving.

DINING ROOM 13' 10" x 10' 3" (4.22m x 3.14m) Double doors leading to reception room, carpet throughout, radiator, opening to:-

KITCHEN 10' 4" x 7' 9" (3.15m x 2.37m) Lovely fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, ceramic one and a half bowl sink and drainer unit, electric oven, electric hob, space for fridge/freezer, tiled to principal areas, vinyl flooring.

RECEPTION ROOM 9' 0" x 14' 2" (2.76m x 4.33m) Three skylight windows, carpet throughout, double glazed double doors to garden, door to utility cupboard, door to:-

SHOWER ROOM Walk-in shower cubicle with electric shower, wall mounted hand basin, low level WC, tiled to principal areas.

LANDING Doors to all rooms, loft hatch.

BATHROOM Panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal hand basin, tiled to principal areas, double glazed window to front elevation.

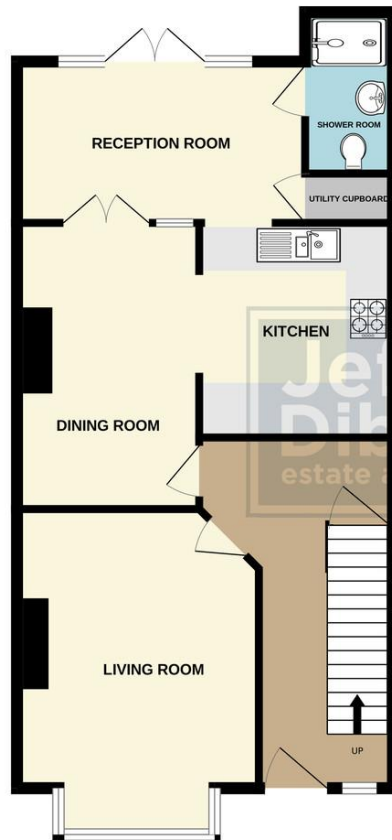
BEDROOM ONE 16' 8" x 11' 9" excluding wardrobe (5.09m x 3.60m) Double glazed bay window to front elevation, carpet throughout, radiator, built-in wardrobe.

BEDROOM TWO 14' 0" x 10' 4" (4.27m x 3.17m) Double glazed window to rear elevation, carpet throughout, radiator, built-in wardrobe.

BEDROOM THREE 10' 6" x 8' 0" (3.22m x 2.45m) Double glazed window to rear elevation, carpet throughout, radiator.

GARDEN Laid to lawn with paved seating area, shrub borders, enclosed by brick walls and wooden fencing.

GROUND FLOOR



FIRST FLOOR



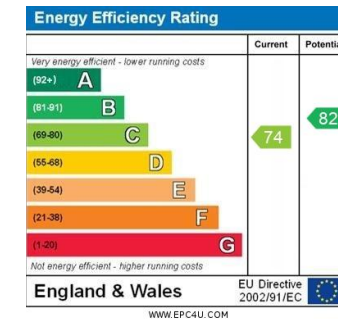
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

**Jeffries
Dibbensen**
estate and letting agents

OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk