

£290,000
13 Grayshott Road
PO4 8AH

THREE BEDROOM HOME WITH UPSTAIRS BATHROOM! This traditional bay & forecourt home, which is located in the highly requested location of Grayshott Road, Southsea, is ideally positioned within close proximity to Winter Road shopping area, Fratton Train station and easy access out of the city. Having been lovingly refurbished by the current owners, the accommodation on offer comprises; entrance hall, spacious reception rooms, WC/utility room and a lovely fitted kitchen to the ground floor. Three generously sized bedrooms and a fitted bathroom suite occupy the first floor. To the rear of the property you will find a low maintenance enclosed garden. Additional benefits include gas central heating and double glazing. An internal viewing is highly advised to fully appreciate all this lovely family home has to offer.





ENTRANCE Paved forecourt, composite front door to:-

HALLWAY Stairs to first floor landing, radiator, laminate flooring.

LOUNGE 10' 0" x 13' 10" (3.06m x 4.22m) Double glazed bay window to front elevation, modern vertical radiator, period feature fireplace, laminate flooring.

KITCHEN 7' 8" x 10' 2" (2.34m x 3.11m) Modern fitted kitchen comprising a range of wall and base level units incorporating wood work surfaces, ceramic sink and drainer unit with mixer tap, electric hob and extractor hood over, electric oven, space for fridge/freezer, tiled to principal areas and vinyl flooring.

WC/UTILITY 3' 11" x 5' 5" (1.20m x 1.67m) Low level WC, wash hand basin, wood work surfaces, space and plumbing for washing machine, wall mounted boiler, tiled to principal areas and vinyl flooring.

DINING ROOM 12' 4" x 9' 7" (3.78m x 2.94m) Double glazed sliding door to garden, radiator, carpeted.

FIRST FLOOR LANDING Doors to all rooms, carpeted, radiator.

BEDROOM ONE 13' 2" x 11' 3" (4.02m x 3.43m) Double glazed window to front elevation, radiator, carpeted, built-in wardrobes.

BEDROOM TWO 9' 8" x 7' 6" (2.97m x 2.30m) Double glazed window to rear elevation, radiator, carpeted.

BEDROOM THREE 11' 10" x 9' 6" (3.62m x 2.92m) Double glazed window to rear elevation, carpeted, radiator.

BATHROOM 4' 0" x 8' 4" (1.23m x 2.56m) Panel enclosed bath incorporating thermostatic shower and over-sized shower head, low level WC, wash hand basin, heated towel rail, tiled to principal areas and tiled flooring, obscure double glazed window to side elevation.

GARDEN 29' 0" (8.86m) Laid to block paving with shrub borders, enclosed by brick walls and wooden fencing.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

FIRST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 sq.m.) approx.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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