

£260,000

20 Collingwood Road

Southsea, PO5 2QY

THREE BEDROOM RENOVATION OPPORTUNITY! A great opportunity to purchase this mid terraced home which is in the desirable residential location of Collingwood Road, just south of the vibrant Albert Road. The home offers a purchaser the opportunity to renovate and put their own stamp on a property in an enviable spot within central Southsea. The accommodation briefly comprises; entrance hall, kitchen, two reception rooms and bathroom on the ground floor, with three generously sized bedrooms on the first floor. To the rear, you will find a southerly aspect garden. Gas central heating and double glazing complete the appeal for the property. We highly advise an internal viewing to appreciate the potential and location on offer.

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FORECOURT Paved throughout, double glazed door to:-

HALL Stairs to first floor landing, doors to all rooms, radiator, period cornice, door to garden.

LOUNGE 11' 3" x 9' 11" (3.44m x 3.04m) Double glazed window to front elevation, radiator, carpeted, gas fireplace.

DINING ROOM 11' 2" x 10' 1" (3.42m x 3.09m) Double glazed window to rear elevation, radiator, carpeted, gas fireplace.

KITCHEN 11' 2" x 7' 10" (3.42m x 2.39m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for under counter fridge, spaces for washing machine and tumble dryer, space for cooker, radiator, double glazed window to side elevation, door to garden.

BATHROOM 7' 0" x 7' 5" (2.15m x 2.27m) Panel enclosed bath with shower attachment, low level WC, pedestal mounted wash basin, radiator, double glazed window to rear elevation.

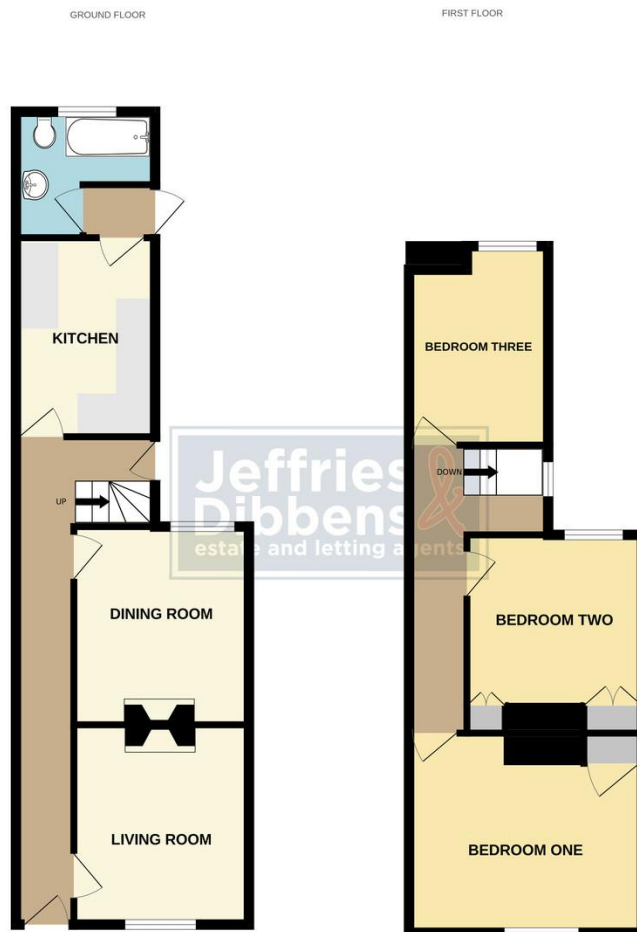
FIRST FLOOR LANDING Doors to all rooms, loft access, double glazed window to side elevation.

BEDROOM ONE 11' 4" x 13' 2" (3.46m x 4.02m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM TWO 10' 1" excluding wardrobes x 10' 2" (3.08m x 3.11m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

BEDROOM THREE 7' 10" x 10' 10" (2.39m x 3.32m) Double glazed window to rear elevation, radiator, carpeted, wall mounted boiler.

GARDEN Southerly aspect, enclosed by brick walls.



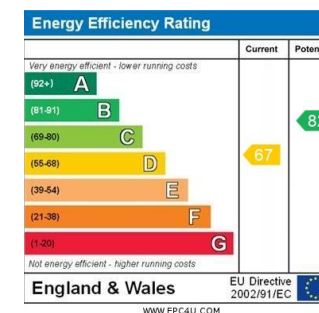
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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