



**£215,000**  
**80 Londesborough Road**  
Southsea, PO4 0EX

TWO BEDROOM HOME IN POPULAR SOUTHSEA LOCATION! This mid terraced home can be found in the ever popular Londesborough Road, Southsea, with Fratton train station and local amenities only a short walk away. The accommodation comprises separate lounge and dining room, modern fitted kitchen, and bathroom suite to the ground floor with two double bedrooms to the first floor. To the rear of the property you will find an enclosed garden. The property does require some modernisation throughout but also benefits from gas central heating and double glazing where stated. We highly advise an internal viewing so please contact the Southsea branch to arrange your viewing.

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**ENTRANCE** Double glazed door to:-

**HALLWAY** Stairs to first floor landing, radiator, doors to all rooms.

**LOUNGE** 9' 9" x 8' 5" (2.99m x 2.59m) Double glazed window to front elevation, radiator, carpeted.

**DINING ROOM** 9' 10" x 11' 5" (3.00m x 3.50m) Window to rear elevation, carpeted, radiator, under stair cupboard.

**KITCHEN** 8' 3" x 7' 0" (2.52m x 2.14m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for freestanding cooker, space for under counter fridge, radiator, window to side elevation, door to lean-to and door to:-

**BATHROOM** 4' 3" x 7' 4" (1.31m x 2.24m) Panel enclosed bath with shower attachment, pedestal mounted wash basin, close coupled WC, tiled to principal areas and tiled flooring, heated towel rail, double glazed window to rear elevation.

**LEAN-TO** Spaces and plumbing for washing machine and tumble dryer, door to garden.

**FIRST FLOOR LANDING** Doors to all rooms.

**BEDROOM ONE** 9' 10" x 11' 6" (3.00m x 3.53m) Double glazed window to front elevation, carpeted, radiator.

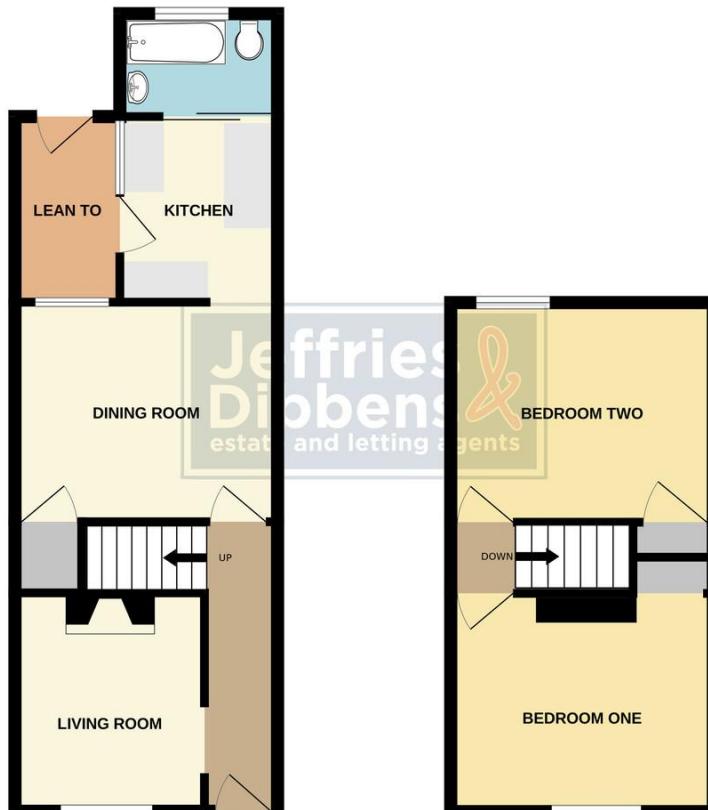
**BEDROOM TWO** 9' 10" x 11' 6" (3.01m x 3.51m) Double glazed window rear elevation, carpeted, radiator.

**GARDEN** Laid to lawn with paved area, enclosed by brick walls.



GROUND FLOOR

FIRST FLOOR



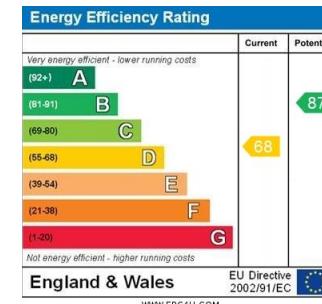
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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