

£254,500
7 Stansted Road
Southsea, PO5 1RZ

THREE BEDROOM HOME WITH SOUTH FACING GARDEN! Jeffries & Dibbens are delighted to welcome this traditional mid-terraced home located in Stansted Road, Southsea. The accommodation briefly comprises; a spacious open plan 22ft lounge/diner, a 14ft fitted kitchen and a conservatory to the ground floor, with three bedrooms and a bathroom to the first floor. Additional benefits include a low maintenance south facing garden, double glazing and gas central heating. We feel this would make an ideal purchase for an owner occupier or investment purchaser. We highly advise an internal viewing so please contact the Southsea branch to arrange your viewing.





ENTRANCE Double glazed front door to:-

PORCH Cupboards housing gas and electric meters, door to:-

LOUNGE/DINER 22' 4" x 11' 10" (6.83m x 3.61m) Double glazed window to front elevation, double glazed window to rear elevation, radiator, stairs to first floor landing, door to kitchen, carpeted.

KITCHEN 14' 10" x 7' 3" (4.54m x 2.21m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, integral fridge and freezer, space and plumbing for washing machine, wall mounted boiler, tiled to principal areas, laminate flooring, double glazed window to side elevation, opening to conservatory.

CONSERVATORY 8' 2" x 7' 3" (2.51m x 2.23m) Double glazed windows to side elevation, double glazed door to garden, laminate flooring.

FIRST FLOOR LANDING Doors to all rooms, storage cupboard, carpeted, loft access, radiator.

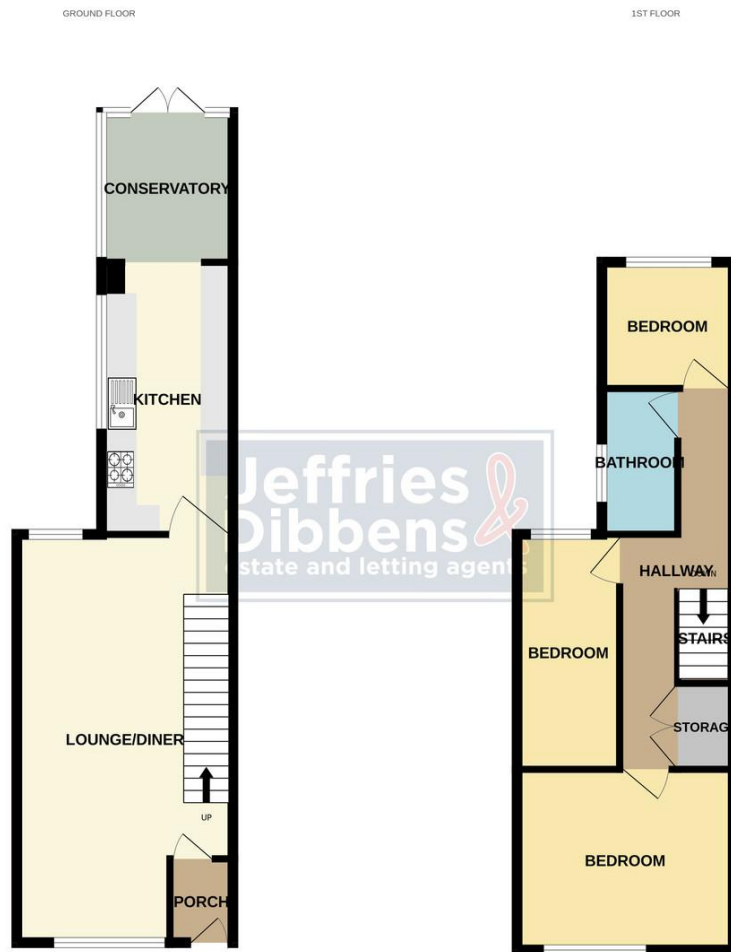
BEDROOM ONE 12' 2" x 9' 10" (3.71m x 3.01m) Double glazed window to front elevation, radiator, carpeted.

BEDROOM TWO 12' 1" x 5' 7" (3.70m x 1.71m) Double glazed window to rear elevation, radiator, carpeted.

BEDROOM THREE 6' 7" x 7' 4" (2.01m x 2.24m) Double glazed window to rear elevation, radiator, carpeted.

BATHROOM 7' 11" x 4' 2" (2.42m x 1.28m) Panel enclosed bath with wall mounted shower over, pedestal mounted wash basin with mixer tap, close coupled WC, heated towel rail, tiled to principal areas and tiled flooring, extractor fan.

GARDEN 32' 2" x 13' 1" (9.81m x 4.00m) Mainly laid to paving with raised shingle area, shed, outside tap, south facing, enclosed by brick walls and wooden fencing.



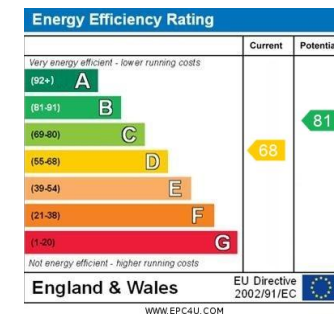
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Jeffries & Dibbens
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