

**£250,000**  
**16 Methuen Road**  
Southsea, PO4 9HH

LOVELY TWO BEDROOM HOME WITH UPSTAIRS BATHROOM! This traditional mid-terraced property is set within a highly sought-after residential pocket of Southsea. Methuen Road is just a few minutes' walk from the Seafront and conveniently close to a wide range of local amenities. The internal accommodation is presented in immaculate condition, with the ground floor offering separate living and dining rooms, the latter opening into a stunning fitted kitchen featuring a skylight window and vaulted ceiling. Upstairs, there are two bedrooms with built-in wardrobes, along with a beautifully modern fitted bathroom suite. An enclosed rear garden completes the home. Further benefits include gas central heating and double glazing. An internal viewing is strongly recommended at your earliest convenience.







**WOODEN FRONT DOOR** Leading into:-

**LOUNGE** 13' 0" x 10' 10" into recess (3.98m x 3.31m) Double glazed window to front elevation, radiator, laminate flooring, stairs to first floor landing, boxed in electric meter.

**DINING ROOM** 12' 9" x 10' 9" (3.91m x 3.28m) Double glazed window to rear elevation, laminate flooring, radiator, built-in storage cupboard housing gas meter, spot lights, thermostat control, opening to:-

**KITCHEN** 11' 10" x 8' 2" (3.61m x 2.50m) Modern fitted kitchen comprising a range of wall and base level units incorporating solid oak work surfaces with co-ordinating up-stands, stainless steel sink and drainer unit with mixer tap, integral dishwasher and fridge/freezer, wall mounted combination boiler with built-in storage around, vaulted ceiling with spot lights, double glazed Velux window to side elevation, additional ceiling spot lights, laminate flooring, double glazed doors to garden.

**FIRST FLOOR LANDING** Spot lights, mains wired smoke alarm, loft access with pull down ladder, doors to all rooms.

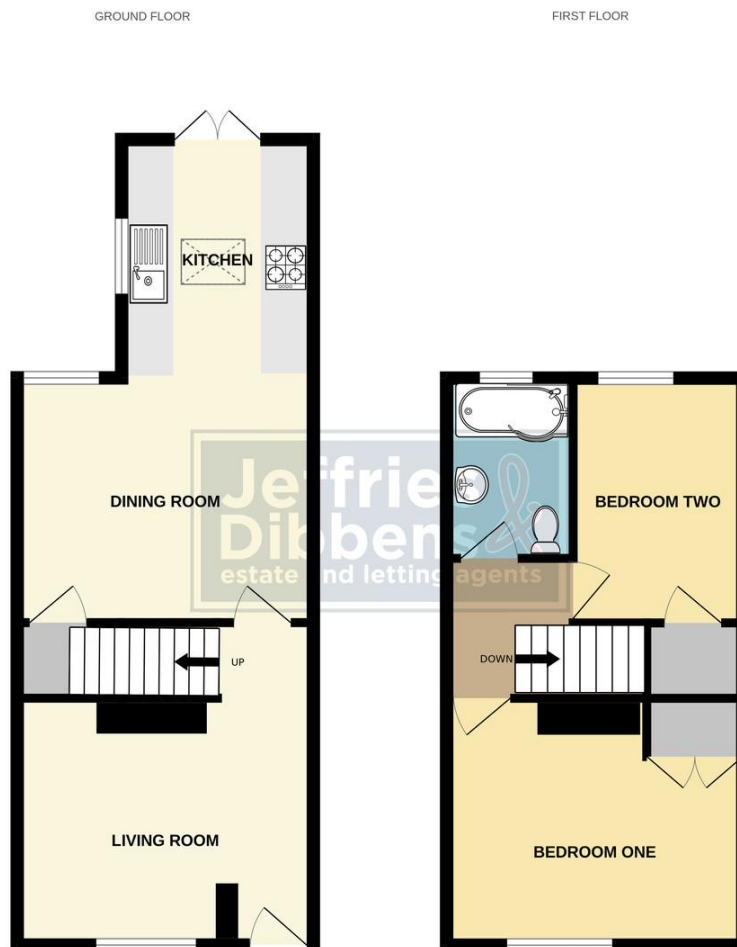
**BEDROOM ONE** 13' 0" x 10' 10" (3.97m x 3.31m) Double glazed window to front elevation, radiator, built-in wardrobe, carpeted.

**BEDROOM TWO** 10' 9" x 6' 11" (3.30m x 2.13m) Double glazed window to rear elevation, radiator, built-in wardrobe, carpeted.

**BATHROOM** 7' 9" x 5' 6" (2.37m x 1.69m) Modern fitted bathroom suite comprising panel enclosed bath with shower attachment over, low level WC, wash hand basin, heated towel rail, tiled flooring and tiled to principal areas, extractor fan, spot lights, wall mounted vanity mirror with lighting, double glazed window to rear elevation.

**GARDEN** 31' 2" (9.5m) Mainly laid to artificial lawn with shingle borders, outside light, 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

**EPC Graph to follow**

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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