



£230,000
Grove Road North
Southsea, PO5 1HS

Jeffries & Dibbens
estate and letting agents

TWO BEDROOM HOME WITH NO CHAIN IN CENTRAL SOUTHSEA! A rare opportunity to purchase this home in the heart of Southsea. St. Joseph's Mews is tucked away off Grove Road North, and offers an abundance of local amenities within close proximity including bars, restaurants and the seafront. The internal accommodation is arranged over three floors, with two bedrooms and the bathroom suite occupying the first and second floors. The ground floor benefits from a useful utility room and an open plan kitchen/living area with dual aspect windows. With gas central heating, double glazing and a low maintenance garden, we feel this would make a perfect first time buy or investment purchase. Viewings strictly by appointment only, and can be arranged by calling the Southsea branch.

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ENTRANCE Paved walkway from Grove Road North, double glazed door to:-

HALLWAY Door to living room, stairs to upper floors, storage cupboard.

UTILITY ROOM 6' 7" x 5' 0" (2.03m x 1.53m) Range of wall and base level units, stainless steel sink, vinyl flooring, space and plumbing for washing machine.

KITCHEN/LIVING ROOM 24' 0" x 9' 10" (7.34m x 3.00m)

LIVING ROOM Double glazed windows to rear elevation, laminate flooring.

KITCHEN Modern fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, electric oven, gas hob with extractor hood over, one and a half sink and drainer unit, integral appliances including fridge, freezer and dishwasher. Vinyl flooring, tiled to principal areas, dual aspect double glazed windows.

LANDING Stairs to top floor, doors to all rooms.

BATHROOM 6' 8" x 6' 1" (2.04m x 1.87m) Panel enclosed bath with shower attachment over, low level WC, pedestal hand basin, wall mounted combination boiler, radiator, tiled to principal areas, double glazed obscure window to side elevation.

BEDROOM TWO 9' 10" x 8' 1" (3.00m x 2.47m) Double glazed window to rear elevation, carpet throughout, radiator.

LANDING Double glazed window to rear elevation, loft hatch, door to:-

BEDROOM ONE 9' 10" x 14' 7" (3.00m x 4.45m) Double glazed window to rear elevation, carpet throughout, radiator.

GARDEN Laid to artificial lawn, enclosed by wooden fencing.

SECOND FLOOR



FIRST FLOOR



GROUND 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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	
(39-54)	E	56
(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.