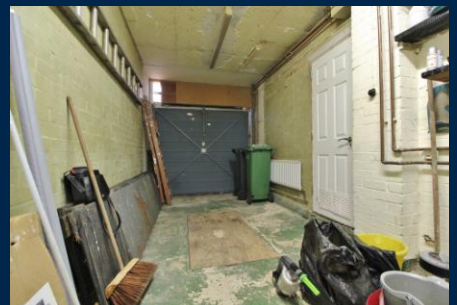




£254,800 Freehold



47 Pains Road
Southsea
Hampshire
PO5 1HE

- Unique Detached Home
- Two Bedrooms
- Garage & Off Road Parking
- Enclosed Sun Terrace

Email - southsea@jeffries.co.uk Tel - 023 9236 1111

“DETACHED SOUTHSEA HOME WITH GARAGE & OFF ROAD PARKING! This rarely available detached home can be found in Pains Road, Southsea, within walking distance of Fratton Train Station, Elm Grove shopping areas and Portsmouth University. The unique property is offered to the market with NO FORWARD CHAIN and comprises; living room with bay window and modern fitted kitchen/diner to the ground floor. Upstairs, you will find two bedrooms, large fitted bathroom and an enclosed sun terrace, which is the hidden gem here! Benefits include gas central heating and double glazing throughout. An integral 19ft garage with inspection pit and off road parking for one vehicle completes the appeal. To fully appreciate all this property has to offer please call Jeffries & Dibbens to arrange your internal viewing.”

Eddie Lewis, Sales Manager, Southsea Office

ENTRANCE

Paved forecourt with off road parking for one vehicle, wooden door to:-

GARAGE

19' 0" x 7' 11" (5.80m x 2.43m) Up and over door, wall mounted boiler, space for washing machine, space for fridge/freezer, inspection pit.

LOUNGE

15' 7" x 12' 0" (4.77m x 3.67m) Double glazed window to front aspect, laminate flooring, radiator, stairs to first floor landing, door to:-

KITCHEN/DINER

12' 0" x 7' 11" (3.66m x 2.42m) Modern 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 electric oven with gas hob and extractor hood over, space for fridge/freezer, tiled to principal areas, laminate flooring, skylight, radiator, storage cupboard, door to:-

FIRST FLOOR LANDING

Doors to all rooms, carpeted, radiator, double glazed window to rear aspect.

BEDROOM ONE

12' 0" x 16' 2" (3.66m x 4.94m) Double glazed bay window to front aspect, carpeted, radiator, built-in wardrobes, period style ceiling rose.

BEDROOM TWO

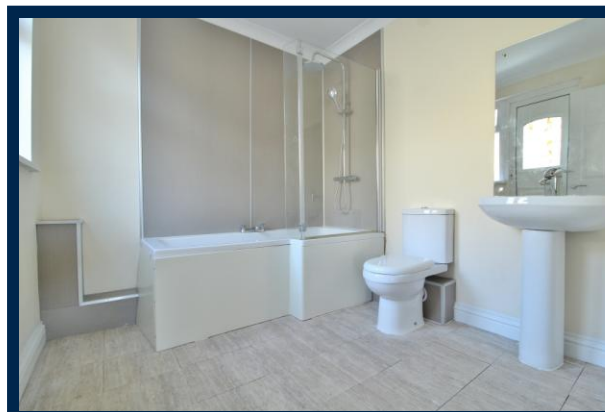
7' 10" x 16' 2" at widest point (2.41m x 4.94m) Double glazed window to front aspect, radiator, carpeted, period style ceiling rose.

BATHROOM

8' 0" x 7' 8" (2.44m x 2.35m) Panel enclosed bath with thermostatic shower and over-sized shower head, central mixer tap, low level W.C, pedestal mounted wash basin with mirror over, radiator, laminate flooring, door to:-

SUN TERRACE

12' 0" x 7' 11" (3.67m x 2.42m) Laid to paving, enclosed by brick walls and wooden fencing.




Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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