



£259,995
53 Bramshott Road
Southsea, PO4 8AN

THREE BEDROOM HOME WITH NO FORWARD CHAIN! This spacious bay and forecourt home is located within a popular residential pocket of Southsea. Bramshott Road is ideally positioned with well-regarded schools, local amenities and Fratton Train Station all nearby. The ground floor accommodation offers two large separate reception rooms, a kitchen, lean-to and W.C. The first floor comprises three bedrooms and a fitted bathroom. Gas central heating, majority double glazing, garden to the rear and no forward chain complete the appeal for this home. We feel this would make an ideal purchase for a home owner or investment purchaser as a HMO (subject to relevant planning permission). Please call the Southsea branch to arrange your internal viewing.

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PORCH Hard wooden door to hallway.

HALLWAY Carpet throughout, radiator, doors to all rooms, door to cellar, wooden door to lean-to, stairs to first floor landing.

LIVING ROOM 14' 10" x 10' 7" (4.53m x 3.24m) Double glazed bay window to front elevation, radiator, carpeted.

KITCHEN 10' 10" x 8' 3" (3.31m x 2.53m) Radiator, window to rear elevation, range of wall and base units incorporating roll top work surfaces, stainless steel sink with drainer unit, space for cooker, space for fridge/freezer, tiled to principal areas, lino flooring.

RECEPTION ROOM 17' 8" x 9' 1" (5.39m x 2.79m) Double glazed bay window to rear elevation, radiator, carpeted.

LEAN TO 13' 1" x 3' 10" (4.00m x 1.18m) Wall mounted wash basin, plumbing for washing machine, door to W.C, door to garden.

WC Close coupled W.C, wall mounted electric heater.

FIRST FLOOR LANDING Carpet throughout, doors to all rooms, loft hatch.

BEDROOM ONE 12' 10" x 12' 9" (3.93m x 3.91m) Double glazed windows to front elevation, fitted wardrobes, carpeted.

BEDROOM TWO 12' 8" x 9' 2" (3.87m x 2.80m) Double glazed window to rear elevation, radiator, wall mounted combination boiler, carpeted.

BEDROOM THREE 10' 10" x 8' 4" (3.32m x 2.55m) Double glazed window to rear elevation, radiator, built-in wardrobe with overhead storage, built in cupboard, carpeted.

BATHROOM 6' 0" x 6' 11" (1.85m x 2.11m) Obscure double glazed window to side elevation, radiator, panelled bath with mains powered shower, close cupboard W.C, pedestal wash basin, tiled to principal areas, extractor fan.

CELLAR 24' 4" x 14' 0" (7.43m x 4.28m) Electric meters

GARDEN 21' 7" x 14' 5" (6.59m x 4.40m) Concrete to raised patio, shrub borders.

BASEMENT

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.