

£325,000
36 Beverston Road
Paulsgrove, PO6 4LA

PROPERTY SUMMARY

We are delighted to offer to the market this beautifully modernised three-bedroom semi-detached family home, located in the residential location of Beverston Road. The ground floor features a sitting room with a bay window, a dining room with French doors opening onto the rear garden and an immaculate, re-fitted kitchen. Upstairs, the property offers three bedrooms, two generously sized doubles and a third currently used as a dressing room, with stairs leading to a versatile loft room. Outside, the tiered rear garden is mainly laid to lawn and benefits from secure side access, while the front of the property provides a driveway for off-road parking. To arrange a viewing, please contact our Portchester Office today!





HALLWAY

LOUNGE 22' 6" x 13' 4" (6.86m x 4.06m)

DINING ROOM 8' 6" x 8' 2" (2.59m x 2.49m)

KITCHEN 22' 4" x 8' 8" (6.81m x 2.64m)

LANDING

BEDROOM 1 12' 1" x 11' 8" (3.68m x 3.56m)

BEDROOM 2 12' 1" x 8' 8" (3.68m x 2.64m)

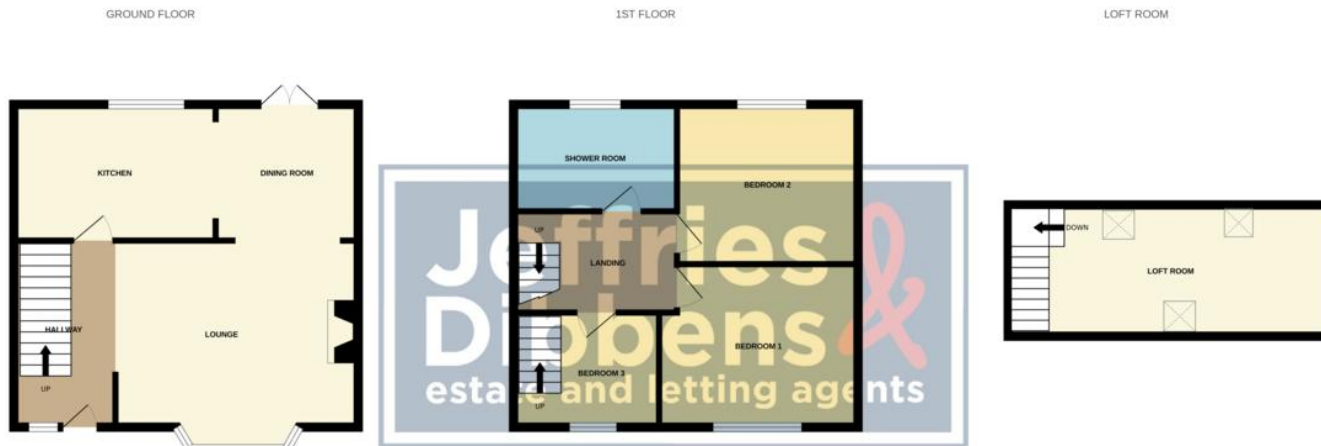
BEDROOM 3 8' 8" x 7' 11" (2.64m x 2.41m)

SHOWER ROOM

LOFT ROOM 20' 11" x 8' 7" (6.38m x 2.62m)

REAR GARDEN

DRIVEWAY



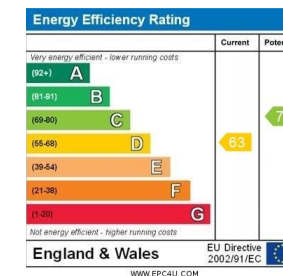
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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