

Town & Country

Estate & Letting Agents

Temperance Road, Southsea

£280,000



Welcome to this stunning detached house located on Temperance Road in the charming area of Southsea. This property boasts a modern design and was built in 2022, offering a fresh and contemporary living space for its future owners.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The two bathrooms in this property provide convenience and comfort, ensuring that there will be no queues in the morning rush. The sleek design and modern fixtures in the bathrooms add a touch of luxury to your daily routine.

Spanning across 1,076 sq ft, this house offers a comfortable living space with room to move and grow. The property also features parking for up to three vehicles, a rare find in this area, making it convenient for those with multiple cars or guests visiting.

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Externally Front

To the front of the property are twin, off-road parking spaces with a gravelled garden to the right hand side, a well-stocked shrub garden to the left, external lighting, timber gated access to the rear garden and access to the front storage garage via an up and over door.



Entrance Hallway

13'4 x 7'8

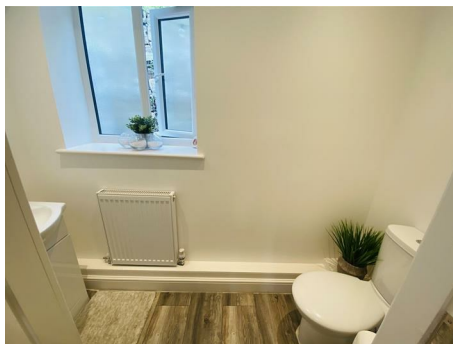
Entered through a double glazed front door and opening to timber laminate flooring, stairs off rising to the first floor accommodation with storage cupboard below, doors off opening to the kitchen/living room and cloakroom WC



Play Room

12'8 x 8'7

With a separate UPVC double glazed rear access door and having a wall mounted Worcester gas combination boiler



Cloakroom WC

Installed with a Dual flush low level WC, along with a wash and basin with mixer tap, radiator, and opaque window, facing the rear elevation.



Open Plan Kitchen Living

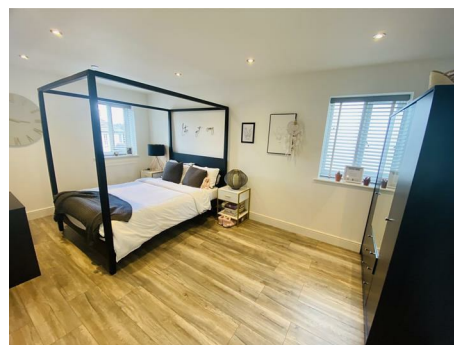
11'6 x 33'6

A large open plan room with a kitchen area fitted with a range of attractive wall, base and drawer units complimented by solid wood worksurfaces, incorporating a power bank And breakfast bar along with a stainless steel one and half bowl sink unit with mixer tap. Integrated appliances include a fridge freezer, dishwasher, Induction hob with extractor above and oven. Throughout the room is timber laminate flooring with three radiators, windows facing front, side and rear elevations, with French doors opening to the rear garden.



First Floor Landing

With doors off, opening to a laundry cupboard with plumbing for a washing machine and an extractor fan along with doors opening to the family bathroom and to all three bedrooms, the principle of which enjoys ensuite facilities.



Bedroom One

16'7 x 9'8

A triple aspect room with windows facing front rear and side elevations, timber laminate flooring, two radiators and an ensuite.



Ensuite Shower Room

9'10 x 3'6

Installed with a double panelled shower enclosure with dual head, thermostatic shower, dual flush, low-level WC, wash hand Basin with mixer tap, chrome heated towel rail,

timber laminate flooring, and an opaque UPVC double glazed window to the rear elevation, set within the ceiling are recessed downlights and extractor fan.



Bedroom Two

9'3 x 9'4

Window to the front elevation timber laminate flooring and a radiator.



Bedroom Three

9'2 x 6'4

Windows to the front elevation with radiator below, timber laminate flooring and a built in store cupboard.



Bathroom

Installed with a P shaped bath with thermostatic shower and a further handheld shower above, with a protective glass shower

screen, low level dual flush WC, hand wash basing set within a modern vanity with chrome mixer tap and mirror above. Partially tiled walls, wood effect flooring, chrome heated towel rail and an opaque window facing the rear elevation.



Rear And Side Gardens

The side garden is predominantly to lawn with a composite decked patio area, and outside electric car charging point, to the rear the garden is predominantly paved and gravelled with outside lighting and a power supply and feature retaining stone wall with boundaries extending beyond.



Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	