



**£267,500**  
**8 Ironbridge Lane**  
Southsea, PO4 8LZ

END TERRACED HOME WITH GARAGE! An end terraced home which can be found along Ironbridge Lane, Eastney, just moments' walk away from Bransbury Park. Well-presented throughout, the accommodation briefly comprises; entrance porch, separate living room and dining rooms, fitted bathroom and lovely modern fitted kitchen. On the first floor, there is two double bedrooms. The real benefit of the home is to the rear of the property with a 13ft garage with electric door. With gas central heating, double glazing and a low maintenance garden, we feel this would make an ideal purchase for first time buyers or investment purchasers. Viewings can be arranged by contacting the Southsea branch along Marmion Road.





**ENTRANCE** Paved forecourt, enclosed by brick walls, double glazed sliding door:-

**PORCH** Double glazed door to:-

**LIVING ROOM** 11' 2" into bay x 12' 9" (3.41m x 3.91m) Double glazed bay window to front elevation, carpeted, radiator, stairs to first floor landing.

**DINING ROOM** 10' 0" x 12' 11" (3.06m x 3.95m) Double glazed window to side elevation, laminate flooring, radiator, doors to bathroom and kitchen.

**BATHROOM** 7' 3" x 5' 6" (2.21m x 1.70m) Panel enclosed bath with shower attachment, pedestal mounted wash basin, low level WC, radiator, tiled to principal areas and vinyl flooring, double glazed window to side elevation.

**KITCHEN** 13' 6" x 6' 6" (4.13m x 1.99m) Lovely fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, space for freestanding cooker, space for fridge/freezer, sink and drainer unit with mixer tap, space and plumbing for washing machine, wall mounted boiler, tiled to principal areas and tiled flooring, dual aspect windows, double glazed door to:-

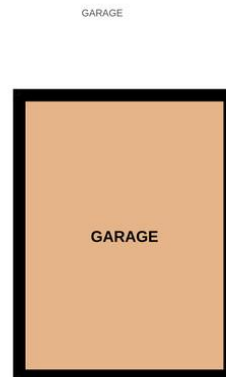
**LANDING** Doors to all rooms, carpeted.

**BEDROOM TWO** 8' 10" x 12' 10" (2.71m x 3.92m) Double glazed window to front elevation, carpeted, feature fireplace, radiator, built-in wardrobes.

**BEDROOM ONE** 9' 10" x 12' 10" (3.02m x 3.93m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

**GARDEN** Laid to paving with lawn area, side pedestrian access, personal door to garage.

**GARAGE** 13' 4" x 12' 0" (4.07m x 3.66m) Up and over electric door, light and power.



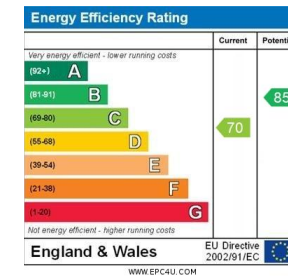
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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