





Stansted Road, Southsea PO5 1SA

fox & sons

welcome to

Stansted Road, Southsea

Fox & Sons are delighted to offer this two-bedroom mid-terrace home in central Southsea, featuring a spacious lounge/diner, kitchen, utility room, bathroom and enclosed rear garden, conveniently located near local amenities and the seafront.

Entrance Porch
Via front door. Door to lounge.

Lounge
Double glazed window to front aspect. Laminate flooring, two radiators. Through to inner hallway with stairs leading to first floor with under stair storage cupboard. Door to bathroom, utility room and kitchen.

Bathroom
High level window to utility room. Panel enclosed bath with shower over, low level WC, wash hand basin set over vanity unit. Radiator.

Utility Room
Double glazed door and windows to rear garden. Laminate flooring, space for appliances, wall and base units.

Kitchen
Double glazed window to utility room and sky light window. Range of wall and base units with work surface over, incorporating sink unit. Tiled floor, built-in low level oven with gas hob and extractor hood over. Tiled splashbacks. Space for fridge/freezer.

First Floor Landing
Doors to:

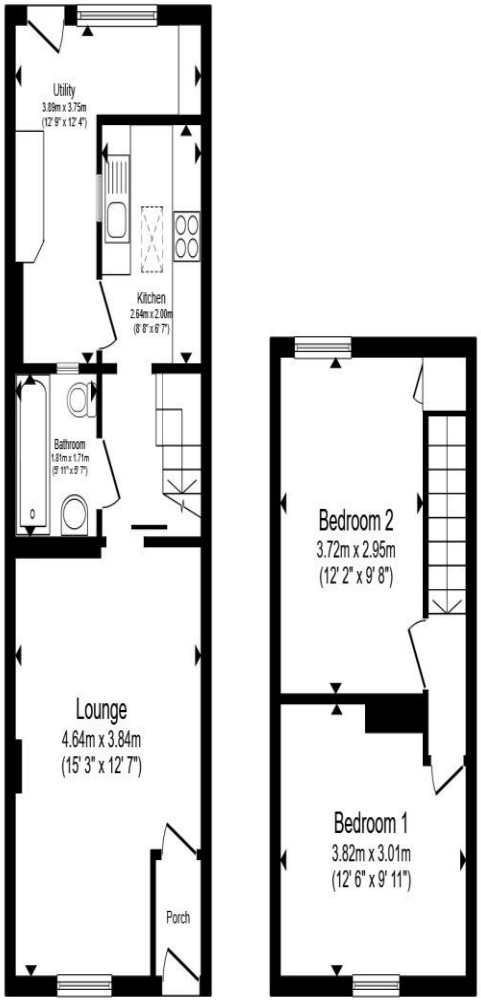
Bedroom One
Double glazed window to front aspect. Carpet flooring, radiator.

Bedroom Two
Double glazed window to rear aspect. Carpet flooring, radiator, built-in cupboard. Access to loft space.

Outside

Rear Garden
Laid to lawn with two patio areas and wooden shed.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 67.4 m² (725 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons





welcome to

Stansted Road, Southsea

- Two Double Bedrooms
- Central Southsea Location
- Spacious Lounge/Diner
- Utility Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£240,000



view this property online fox-and-sons.co.uk/Property/SOS106685

The Property Ombudsman

Property Ref:
SOS106685 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

fox & sons

023 9229 3100

Southsea@fox-and-sons.co.uk

65 Osborne Road, SOUTHSEA, Hampshire, PO5 3LS

fox-and-sons.co.uk