



£299,995
32 Hunter Road
Southsea, PO4 9DL

THREE BEDROOM HOME WITH UPSTAIRS BATHROOM! Situated in one of PO4's most requested pockets, Hunter Road is within walking distance of local amenities, Albert Road and the seafront. The accommodation on offer comprises a fitted kitchen with integral appliances including fridge/freezer, washing machine and dishwasher, living room with bay window and separate dining room overlooking the 27ft rear garden, all of which can be found on the ground floor. To the first floor you will find three generously sized bedrooms and lovely family bathroom. Further benefits include gas central heating and double glazing throughout. We highly recommend a viewing so please call Jeffries & Dibben's to book this.

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FORECOURT Period tiles, composite front door to:-

HALLWAY Laminate flooring, cupboard housing gas meter and consumer unit, dado rail, stairs with spindled balustrade to first floor landing, radiator.

LOUNGE 13' 0" x 10' 0" (3.97m x 3.06m) Double glazed bay window to front aspect, radiator, carpet, period style coving.

KITCHEN 10' 7" x 7' 8" (3.24m x 2.34m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, composite sink and drainer unit with mixer tap, built-in electric oven with electric 'Lamona' hob and extractor hood over, integral fridge/freezer, integral dishwasher and washing machine, cupboard housing wall mounted combination boiler, tiled to principal areas and vinyl flooring, double glazed window to rear aspect.

DINING ROOM 13' 5" x 9' 7" (4.10m x 2.94m) Double doors to garden, radiator, fitted laminate flooring.

FIRST FLOOR LANDING Spindled balustrade, doors to all rooms, dado rail, loft access.

BEDROOM ONE 13' 4" x 10' 10" (4.08m x 3.32m) Double glazed window to front aspect, radiator, carpeted.

BEDROOM TWO 10' 11" x 7' 8" (3.35m x 2.36m) Double glazed window to rear aspect, radiator, carpeted.

BEDROOM THREE 9' 7" x 8' 1" (2.93m x 2.48m) Double glazed window to rear aspect, carpeted, radiator.

BATHROOM 6' 9" x 4' 7" (2.06m x 1.40m) Panel enclosed bath with mixer tap and wall mounted shower attachment, glass shower screen, low level WC, wash basin in vanity unit, heated towel rail, vinyl flooring, extractor fan, double glazed window to side aspect.

GARDEN 27' 2" (8.30m) Mainly laid paving to grass, shed, enclosed by brick walls and wooden fencing.





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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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