



6 Suffolk Road, Southsea, Hampshire, PO4 8EJ

TOWN & COUNTRY
SOUTHERN

- A Well Presented Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen inc. Appliances
- Recently Refitted Downstairs Bathroom
- Close to Amenities, Shops and Waterfront
- No Forward Chain
- Viewing Highly Recommended
- Council Tax Band B - Portsmouth City Council
- £275,000 - Freehold

PROPERTY SUMMARY

A well-presented mid-terrace home which is situated in a popular residential location yet within easy access of local shopping amenities, bus routes, recreation grounds and Southsea seafront. The accommodation is arranged over two floors and comprises; hallway, sitting room, dining room opening to fitted kitchen with built-in appliances and recently refitted bathroom on the ground floor with two double bedrooms on the first floor. To the rear accessible from the dining room is an enclosed garden. The property is offered with double glazing, gas fired central heating, fitted floor coverings and no forward chain, early viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE

Pillared gateway leading to forecourt and main front door, double glazed front door with frosted panels and matching panel over leading to:

HALLWAY

Wood laminate flooring, tongue and groove panelling to dado rail level, radiator, cloaks hanging area, staircase rising to first floor.



SITTING ROOM

13' 4" x 9' 7" (4.06m x 2.92m) Double glazed bay window to front aspect with blinds, recess to chimney breast with tiled hearth, radiator, panelled door, dimmer switch.

DINING ROOM

12' 10" x 11' 6" (3.91m x 3.51m) Matching wood laminate flooring, double glazed door with window above leading to rear garden, radiator, door to hallway, recess to chimney breast with exposed brick inlay, to one side is a low level storage cupboard with wooden shelving over, large understairs built-in storage cupboard housing electric meter and separate gas meter, square opening leading to:

KITCHEN

8' 8" x 7' 7" (2.64m x 2.31m) Comprehensive range of white gloss fronted wall and floor units with wood block work surface, inset 1½ bowl stainless steel sink unit with mixer tap, double glazed window to side aspect, ceramic tiled surrounds, space for free standing Range cooker, integrated fridge, freezer and dishwasher with matching doors, ceiling spotlights, wood laminate flooring, door to:

BATHROOM

White suite comprising; panelled bath with wall mounted tap, drench style hood and shower screen, recessed shelving, tiled flooring, concealed cistern w.c., wash hand basin with mixer tap and cupboards under, double glazed window to rear aspect, ceiling spotlights, extractor fan, radiator, space and plumbing for washing machine with cupboard over housing boiler supplying domestic hot water and central heating (not tested.), panelled door.

FIRST FLOOR

Landing, access to loft space.

BEDROOM 1

13' 0" x 11' 0" (3.96m x 3.35m) Built-in storage cupboard with hanging rail and cupboard over, double glazed window to front aspect with radiator under, cast iron surround fireplace, panelled door, power points, grey painted chest of drawers.

BEDROOM 2

12' 10" x 11' 6" (3.91m x 3.51m) Double glazed window to rear aspect with radiator under, power points, built-in wardrobe with storage cupboards over, cast iron surround fireplace, panelled door, power points.

OUTSIDE

To the front is a forecourt leading to main front door. To the rear is an enclosed garden with decked area, wooden shed and small lawned area with shrubs and bushes.

AGENTS NOTES

Council Tax Band B - Portsmouth City Council

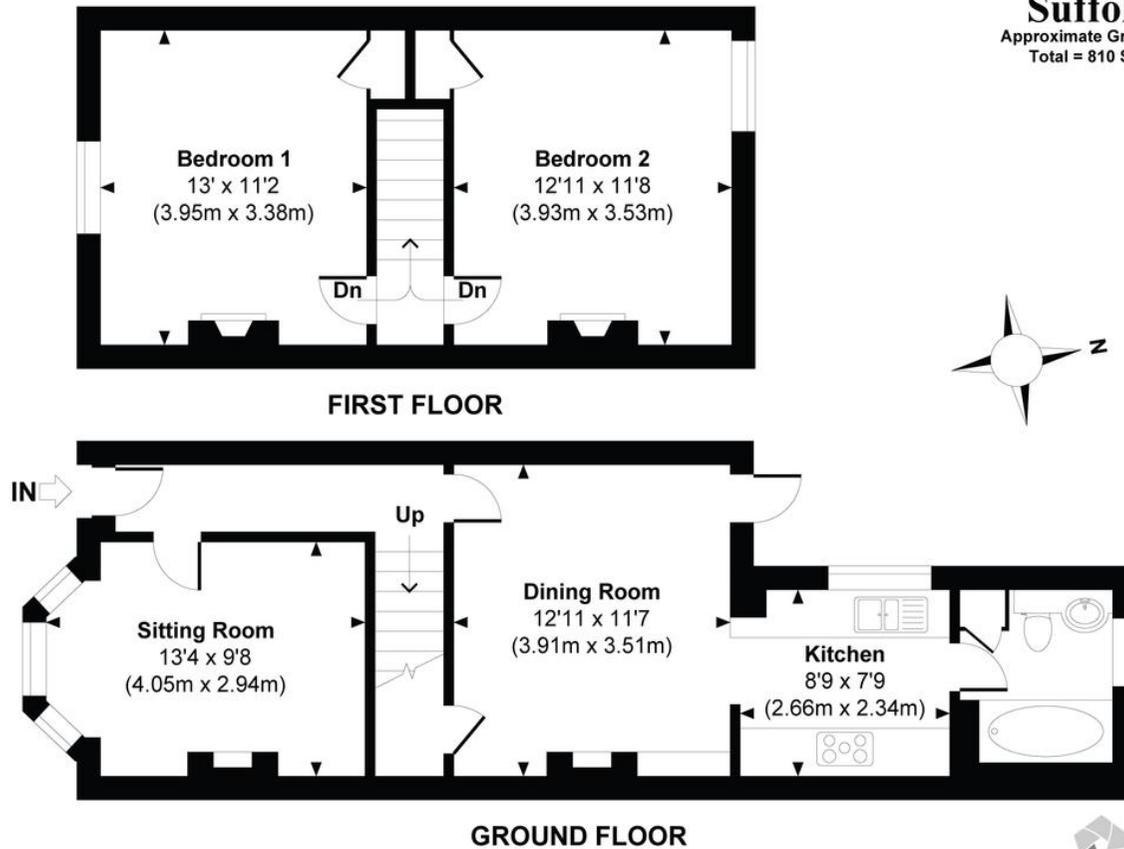
Broadband – ADSL/FTTC Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



Suffolk Road
 Approximate Gross Internal Area
 Total = 810 Sq Ft / 75.28 Sq M



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 79 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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