



Percy Road Southsea PO4 0BJ



- **Entrance hall**
- **Front aspect lounge**
- **Rear aspect dining room**
- **White three piece ground floor bathroom suite**
- **Rear aspect kitchen**
- **Two bedrooms**
- **Gas central heating**
- **Double glazing**
- **Enclosed southerly aspect rear garden**
- **No forward chain**



Independent Estate Agents

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Established
1991



A two bedroom two reception room mid terrace house with southerly aspect rear garden and offered for sale with no forward chain.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted single glazed front door with frosted single glazed fanlight over, natural wood exposed floorboards, stairs rising to first floor, panelled radiator, period style natural wood panelled doors to lounge and dining room.

LOUNGE 10ft 5 (3.18m) x 9ft 4 (2.86m) front aspect room via double glazed window, natural wood exposed floorboards, natural wood skirting boards, panelled radiator, television point.

DINING ROOM 12ft 6 (3.81m) x 10ft 3 (3.12m) southerly rear aspect room via double glazed window, understairs storage cupboard via natural wood panelled door concealing gas and electric meters and fuses, natural wood floorboards, panelled radiator, period style panelled door to inner hallway.

INNER HALLWAY with natural wood floorboards, period natural wood panelled doors to kitchen and bathroom.

BATHROOM 6ft 3 (1.91m) x 5ft (1.53m) white three piece suite comprising panel enclosed bath with chrome taps, tiled surround, electric shower mixer over, rail and curtain, pedestal wash hand basin with chrome taps and tiled splashback, close coupled wc, panelled radiator, tiled flooring, frosted side aspect double glazed window.

KITCHEN 10ft 10 (3.30m) x 7ft 8 (2.33m) dual side and rear aspect room, to the side double glazed window, to the rear double glazed sliding patio doors opening out onto southerly aspect rear garden, kitchen comprising white high gloss panel effect units, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for freestanding fridge/freezer, space for washing machine, wall mounted boiler, tiled flooring.

FIRST FLOOR LANDING access to roof space.

BEDROOM 1 12ft 5 (3.79m) x 10ft 5 (3.16m) front aspect room via double glazed window, panelled radiator, built-in period wardrobe via panelled door.

BEDROOM 2 12ft 5 (3.80m) x 10ft 3 (2.14m) plus recess, southerly rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

OUTSIDE to the rear of the property there is an enclosed southerly aspect garden with path and raised decked area.

PARKING PERMIT ZONE – MB - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

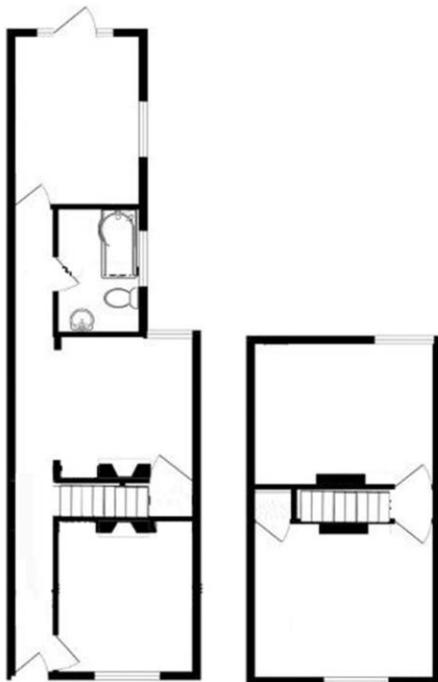
COUNCIL TAX – Portsmouth City Council – Band B - £1,696.27 (2025/2026)

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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The Floor Plan is For Guidance Only And is Not To Scale

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