



TWO BEDROOM HOME WITH NO FORWARD CHAIN! A traditional mid terraced home which can be found in the cul-de-sac location of Leopold Street, Southsea. Situated just South of Albert Road, the property is ideally located with an array of bars and restaurants and the seafront all within a short walk. The internal accommodation comprises; two double bedrooms on the first floor with a fitted shower room, modern fitted kitchen and two reception rooms occupying the ground floor. A lovely landscaped garden can be found to the rear of the property providing the perfect outside retreat! Additional benefits include gas central heating, double glazing and no forward chain! This home is not to be missed!

2



1



2





ENTRANCE Composite front door to:-

HALLWAY Stairs to first floor landing, carpeted, cupboard housing gas meter, doors to all rooms.

LOUNGE 9' 4" x 9' 0" (2.87m x 2.75m) Double glazed window to front elevation, radiator, carpeted, storage cupboard.

DINING ROOM 12' 2" x 8' 9" (3.71m x 2.69m) Double glazed window to rear elevation, carpeted, storage cupboard, radiator.

KITCHEN 11' 4" x 7' 2" (3.47m x 2.20m) Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit, electric oven with gas hob and extractor hood over, space for fridge/freezer, space and plumbing for washing machine, tiled flooring, double glazed window to side elevation.

REAR LOBBY Tiled flooring, door to garden.

SHOWER ROOM 7' 1" x 4' 11" (2.17m x 1.52m) Shower cubicle with wall mounted electric shower unit, low level WC, pedestal mounted wash basin, heated towel rail, tiled flooring, double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to both bedrooms, loft access, carpeted.

BEDROOM ONE 12' 3" x 9' 5" (3.74m x 2.88m) Double glazed window to front elevation, radiator, carpeted, storage cupboard.

BEDROOM TWO 12' 2" x 8' 10" (3.73m x 2.71m) Double glazed window to rear elevation, carpeted, radiator, cupboard housing wall mounted combination boiler.

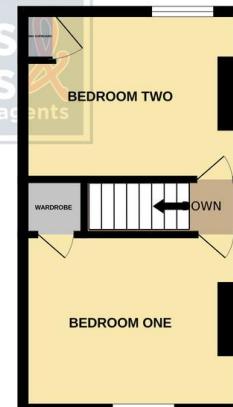
GARDEN 34' 9" (10.6m) Laid to paving with shrub border, enclosed with rendered walls and wooden fencing.



GROUND FLOOR



FIRST FLOOR



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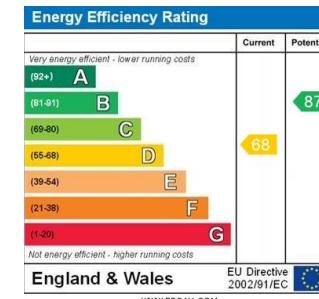
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The software used to create this plan has not been tested and no guarantee is given 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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