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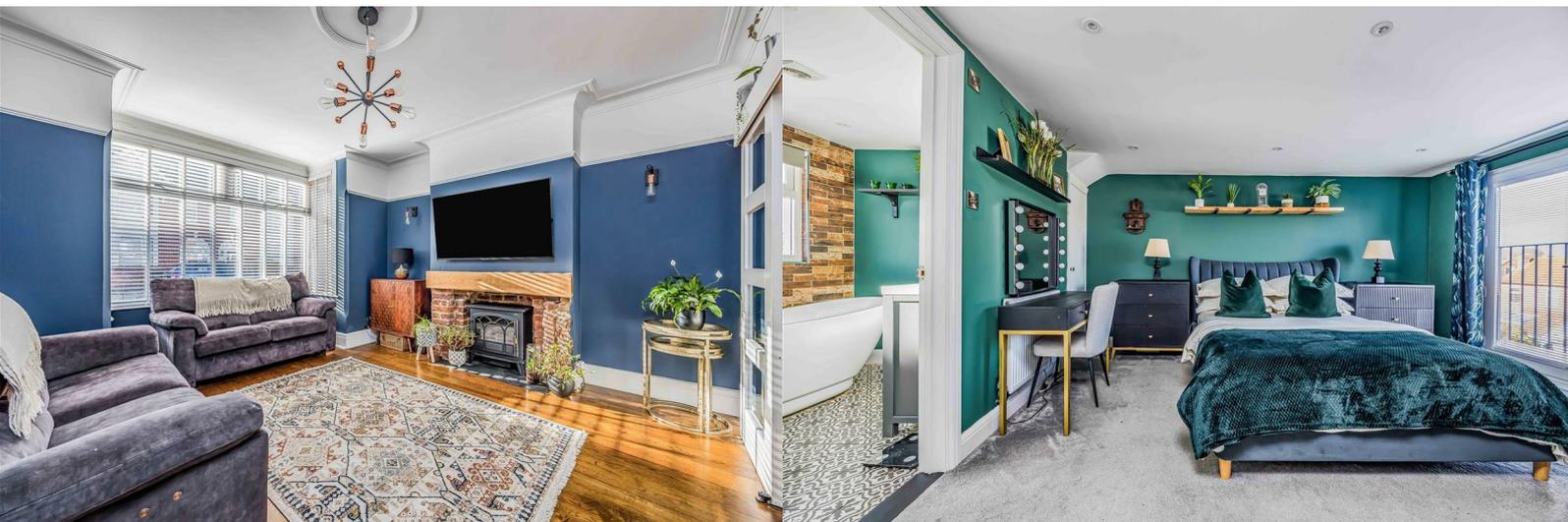
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## 87 Torrington Road

, Portsmouth, PO2 0TN

Offers in excess of £399,995



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## Welcome to Torrington Road...

We are delighted to bring to market this excellent semi detached house in Torrington Road, Hilsea. Extended and very well presented, boasting four / five bedrooms, off road parking, two large receptions and two bathrooms, this is an exceptional family home.

Upon entering the property, you are greeted by a generous entrance hallway that flows into the first reception room. This bright and spacious living area easily accommodates multiple sofas and furnishings, with a large bay window that floods the room with natural light.

The second reception room offers excellent versatility, ideal as a dining room or a an additional family space. With plenty of room for a large dining table and chairs, it's perfect for everyday living and social gatherings.

The fitted modern kitchen is well equipped with a range of wall and floor mounted units, integrated appliances such as a fridge / freezer and an oven with hob and extractor fan, plumbing for a dishwasher and ample counter top space.

A useful conservatory provides additional storage and utility space, complete with plumbing for laundry facilities, as well as a convenient downstairs toilet.

The first floor hosts three well proportioned bedrooms. The second and third bedrooms are generous doubles, each able to accommodate a king size bed and additional furniture. The fourth bedroom makes an ideal child's room, home office, or walk in wardrobe. The family shower room includes a shower, wash basin with storage, WC, and towel radiator.

The converted loft hosts the master bedroom, a superb room which has been designed with style and practicality in mind, complete with fitted wardrobes and a Juliet balcony and ample space for a king size bed and other furnishings, with the added luxury of an En-suite, featuring a freestanding bath, sink, toilet and towel radiator. There is an additional room, which is suitable as a home office, nursery or small bedroom.

Outside, the property hosts a well sized north facing private garden, needing minimal maintenance with mainly being patioed, providing space for garden furniture. There is a brick built shed, suitable for storage, as well as side access.

An added benefit is the off road parking, accessed via a shared driveway, you will find you own parking spot complete with an EV charger.

You are situated within close proximity to a range of local amenities. Families will appreciate the nearby schools and parks, while excellent transport links provide easy routes into Portsmouth city centre, Southsea, and beyond. Hilsea train station, bus routes, and motorway connections are all within easy reach, making commuting straightforward.

Overall, this is an excellent family home, immaculately presented and ready to move into. Please contact the office to arrange your viewing appointment.

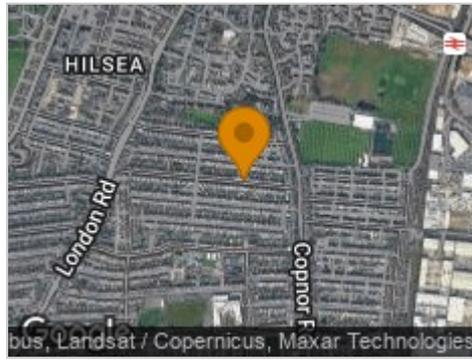
- SEMI DETACHED
- EXTENDED FOUR / FIVE BEDROOM HOUSE
- OFF ROAD PARKING & EV CHARGING POINT
- LOFT ROOM MASTER WITH EN SUITE
- TWO LARGE RECEPTION ROOMS
- PERFECT FAMILY HOME
- MOVE IN READY
- SOUGHT AFTER LOCATION



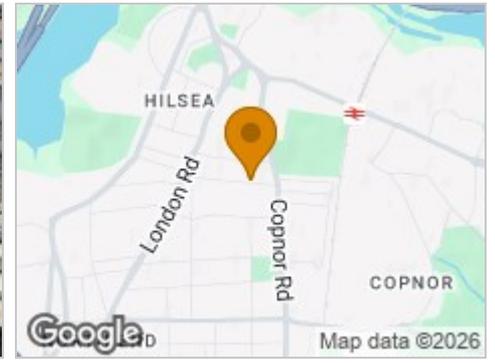
## Road Map



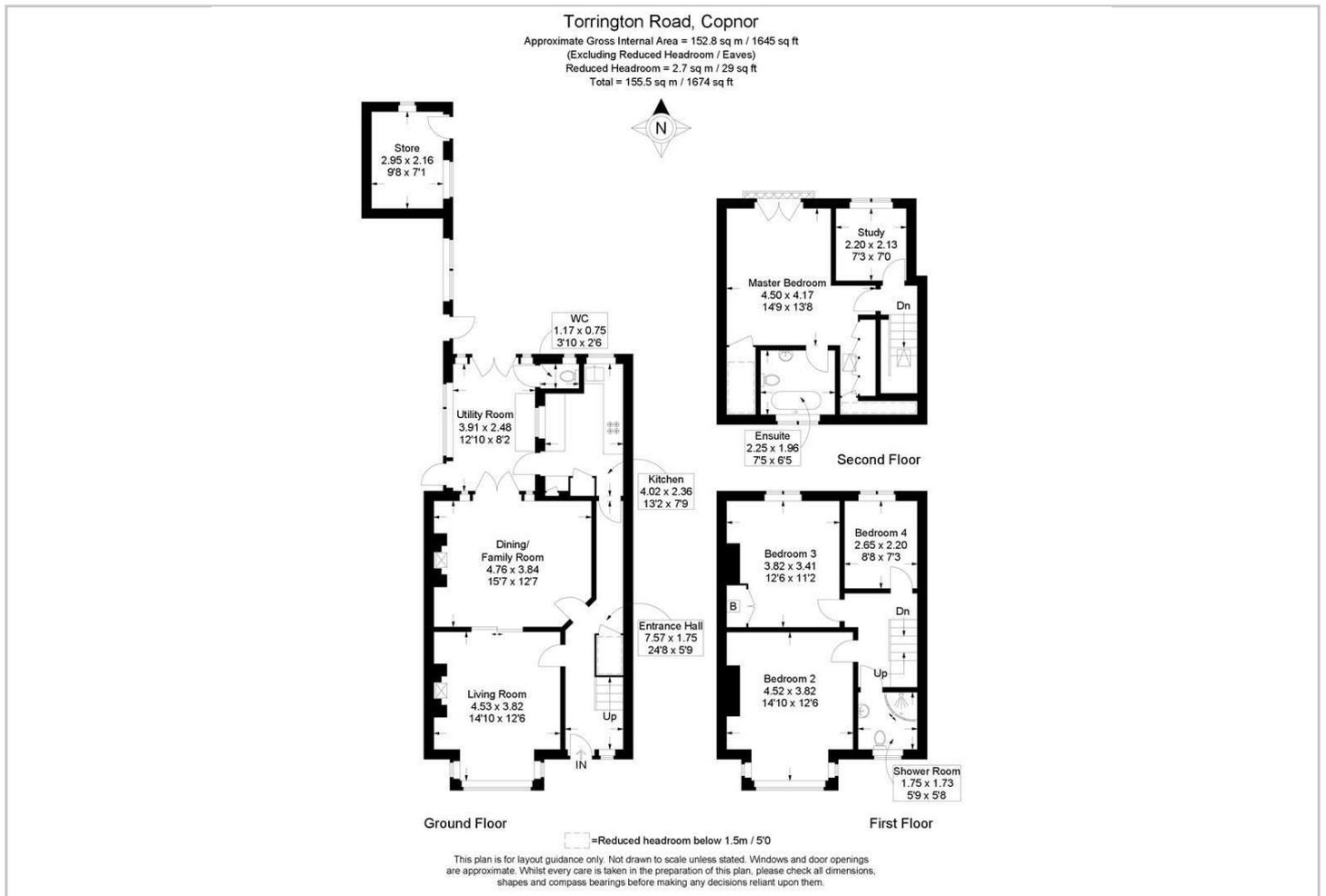
## Hybrid Map



## Terrain Map



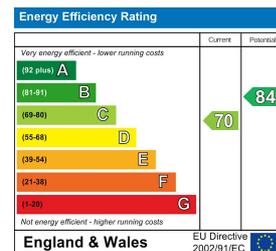
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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