



4 Wimborne Road,  
Southsea PO4 8DE

- Beautifully Presented Mid Terraced Home
- Utility Room, Entrance Hall, Loft Room
- Low Maintenance Front & Rear Gardens
- Open Plan Living Room, Kitchen Dining Room
- Three Double Bedrooms & Modern Bathroom
- Sought After Location, Close to all Amenities

**£279,995**

### Front Garden

Wrought iron gate opening into the front garden with feature tiled path leading to the front door, lawned area & mature shrub borders.

### Entrance Hall

Double glazed front door opening into the entrance hall, stairs rising to the first floor, door to the open plan living room, doorway to the kitchen dining room, wall mounted radiator, coving, skirting boards, wooden flooring.

### Open Plan Living Room

28' 6" into the bay x 10' 7" max (8.68m x 3.22m)  
Feature bay with double glazed sliding sash windows to the front elevation, further double doors to the rear with window above opening into the lean to, wall mounted radiator, coving, skirting boards, feature cast iron fireplace with tiled inserts, wooden flooring.



### Lean To Utility

17' 9" x 4' 5" (5.41m x 1.35m)  
Double glazed French doors to the rear elevation opening to the rear garden, pitched polycarbonate roof, fitted matching kitchen unit with space & plumbing for washing machine, skirting boards, tiled flooring, feature glazed bi folding doors opening to the kitchen dining room.



### Kitchen Dining Room

17' 9" x 9' 3" (5.41m x 2.82m)  
Double glazed window to the rear elevation overlooking the rear garden, feature bi fold glazed doors opening to the lean to utility. Extensive range of contemporary white gloss fronted eye & base level units, under pelmet lighting, wood effect work surfaces, tiled splashbacks, stainless steel sink drainer unit, space for Range style cooker, fitted extractor hood above, built in dishwasher, built in fridge freezer, skirting boards, tiled flooring.



### First Floor Landing

Doors to the bedrooms & to the bathroom, stairs rising to the loft room, skirting boards, carpet.

### Master Bedroom

14' 4" into the bay x 12' 11" to wardrobes (4.37m x 3.93m)  
Feature bay with double glazed sliding sash style windows to the front elevation, wall mounted radiator, skirting boards, carpet, wall of fitted wardrobes & cupboards.

### Bedroom Two

13' 5" x 8' 10" (4.09m x 2.69m)  
Double glazed sliding sash style window to the rear elevation, wall mounted radiator, skirting boards, carpet.



### Bathroom

Obscure double glazed window to the side elevation, modern white three piece suite comprising fully tiled bath with shower over, low level wc & wash hand basin, wall mounted radiator, skirting boards, tiled flooring.

### Bedroom Three

9' 7" x 9' 4" max (2.92m x 2.84m)

Double glazed sliding sash style window to the rear elevation, wall mounted radiator, skirting boards, carpet.



### Useful Information

EPC Rating TBC. Council tax Band C. We understand that this is a freehold property.



### Loft Room

13' 6" x 13' 2" (4.11m x 4.01m)

Two velux windows to the front & rear elevations, skirting boards, carpet, several built in eaves storage cupboards.



### Rear Garden

Walled enclosed rear garden, rear pedestrian access gate, mainly laid to block paving providing a low maintenance outside dining & entertaining space with mature shrub borders & space for a shed.



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Illustration for identification purposes only, measurements are approximate, not to scale. (ID123368)



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