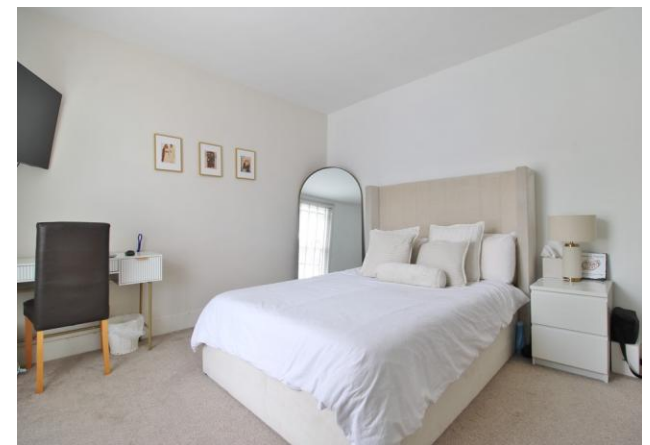


£315,000
63 Collingwood Road
Southsea, PO5 2QZ

EXTENDED HOME IN CENTRAL SOUTHSEA! This mid terraced home is situated in Collingwood Road, a popular residential location which is South of Albert Road and only a short walk from the seafront! The accommodation which has been extended and is offered to the market in a lovely condition, briefly comprises; entrance porch, spacious southerly aspect living room, fitted bathroom suite, lean-to and a contemporary fitted kitchen with integral appliances on the ground floor. The first floor provides three well-proportioned bedrooms and an additional cloakroom. Located to the rear, there is the garden which is low maintenance and enclosed. Additional benefits include double glazing and gas central heating. A home in this location is highly desirable, so we would advise an internal viewing at your earliest opportunity.

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ENTRANCE Double glazed door to:-

PORCH Borrowed light window, vinyl flooring, door to:-

LIVING ROOM 22' 0" x 13' 3" (6.71m x 4.06m) Dual aspect double glazed windows, carpeted, radiator.

INNER HALL Stairs to first floor landing, door to lean-to.

LEAN-TO Laminate flooring, door to garden.

BATHROOM 10' 4" x 4' 4" (3.17m x 1.34m) Panel enclosed bath with thermostatic mixer and over-sized shower head, wall mounted wash basin, close coupled WC, tiled to principal areas and tiled flooring, double glazed window to side elevation.

KITCHEN 12' 2" x 6' 6" (3.71m x 2.00m) Lovely fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit, electric oven, gas hob with extractor hood over, integral fridge/freezer, dishwasher and washing machine, cupboard housing wall mounted boiler, tiled flooring, radiator, double glazed window to rear elevation, double glazed door to garden.

FIRST FLOOR LANDING Doors to all rooms, carpeted, double glazed window to side elevation.

WC 2' 7" x 4' 6" (0.80m x 1.38m) Wall mounted wash basin, close coupled WC, double glazed window to side elevation.

BEDROOM THREE 7' 10" x 7' 6" (2.40m x 2.29m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM TWO 10' 9" x 10' 0" (3.28m x 3.07m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM ONE 10' 10" x 13' 3" (3.31m x 4.05m) Double glazed window to front elevation, carpeted radiator.

GARDEN Laid to paving, enclosed by wooden fencing.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee 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

EPC Graph to follow

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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