



£255,000
72 Percy Road
Southsea, PO4 0BJ

Jeffries & Dibbens
estate and letting agents

BAY & FORECOURT HOME WITH SOUTH FACING GARDEN! This traditional bay and forecourt home is located along Percy Road, Southsea, just moments away from Fratton Train station and other local amenities. The accommodation, which is well-presented throughout and offers a host of period features, briefly comprises; entrance hall, living room, separate dining room, fitted bathroom, conservatory and modern kitchen on the ground floor. Two double bedrooms complete the first floor. The real benefit for the home is the southerly aspect garden, which is highly desirable in this location. Additional benefits include gas central heating and double glazing. To arrange your internal inspection, please call the Southsea branch at your earliest opportunity.

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FORECOURT Tiled forecourt, double glazed door to:-

HALLWAY Exposed floorboards, radiator, stairs to first floor landing, doors to all rooms, period coving and corbels.

LIVING ROOM 12' 11" into bay x 9' 9" (3.96m x 2.99m) Double glazed bay window to front elevation, exposed floorboards, exposed brick feature fireplace, radiator, period ceiling rose and coving.

DINING ROOM 10' 4" x 12' 10" (3.17m x 3.93m) Double glazed window to rear elevation, carpet throughout, radiator, built-in cupboard, door to:-

INNER HALL Loft hatch, tiled flooring, doors to kitchen and bathroom.

BATHROOM 7' 11" x 5' 6" (2.42m x 1.68m) Panel enclosed bath with shower attachment over, pedestal hand basin, low level WC, towel rail radiator, tiled flooring, double glazed window side elevation.

KITCHEN 10' 7" x 7' 8" (3.23m x 2.34m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, electric hob with extractor over, electric oven, space for fridge/freezer, wall mounted combination boiler, double glazed window to rear elevation, tiled flooring, double glazed door to:-

CONSERVATORY 6' 1" x 8' 10" (1.86m x 2.71m) Tiled flooring, space and plumbing for washing machine, double glazed door to garden.

LANDING Doors to both bedrooms, loft hatch.

BEDROOM ONE 10' 5" x 13' 1" (3.20m x 4.00m) Double glazed window to front elevation, exposed floorboards, radiator, built-in wardrobe, exposed brick chimney breast.

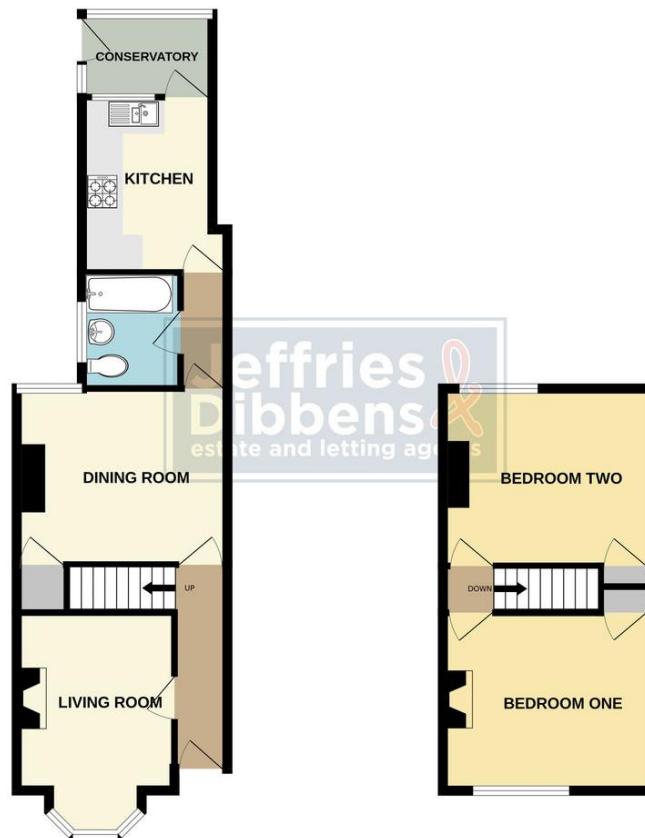
BEDROOM TWO 10' 5" x 13' 0" (3.20m x 3.97m) Double glazed window to rear elevation, carpet throughout, radiator, built-in wardrobe.

GARDEN Southerly aspect garden, laid to lawn with paved area, shrub borders.



GROUND FLOOR

FIRST FLOOR



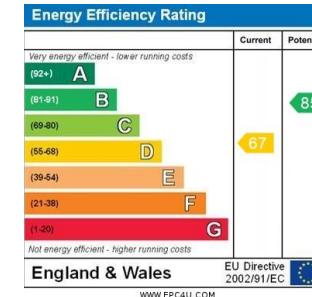
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as such by any prospective purchasers. 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



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.