

£270,000
75 Grayshott Road
Southsea, PO4 8AJ

THREE BEDROOM HOME WITH NO CHAIN! A lovely example of a bay and forecourt home requiring modernisation throughout, allowing a purchaser the opportunity to put their own stamp on. Located in a highly desirable residential pocket of Southsea, Grayshott Road is just moments away from an abundance of local amenities and well-regarded schools. The ground floor accommodation briefly comprises; entrance porch, southerly aspect living room, fitted kitchen, separate dining room and conservatory, with three generously sized bedrooms and the family shower room complete the first floor. To the rear of the home, there is a low maintenance, enclosed garden. With gas central heating, double glazing and no forward chain, we would recommend an internal viewing.

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FORECOURT Double glazed door to:-

PORCH Door to:-

LIVING ROOM 15' 6" x 13' 3" (4.74m into bay x 4.06m) Double glazed bay window to front elevation, carpet throughout, radiator, electric feature fireplace, door to:-

INNER HALL Stairs to first floor landing, radiator.

KITCHEN 12' 8" x 7' 8" (3.88m x 2.35m) Fitted kitchen comprising range of wall and base level units incorporating roll top work surfaces, one and a half bowl sink and drainer unit, electric hob, double electric oven, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas, double glazed window to rear elevation.

DINING 15' 5" x 9' 8" (4.72m x 2.95m) Double glazed window to side elevation, sliding doors to conservatory, carpet throughout, radiator.

CONSERVATORY 6' 5" x 10' 4" (1.96m x 3.16m) Double doors to garden.

LANDING Doors to all rooms.

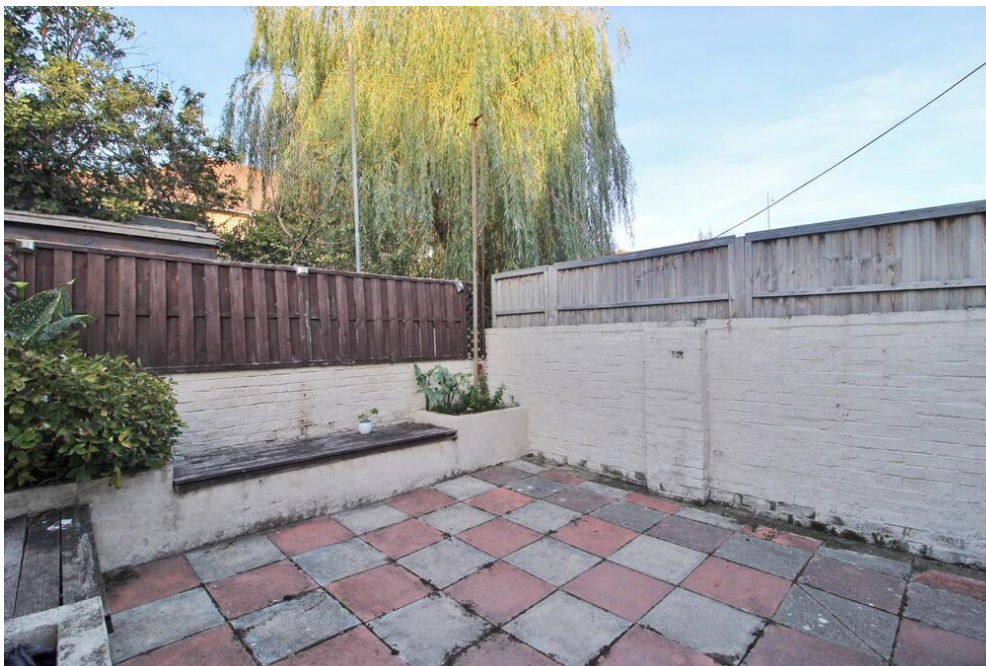
BEDROOM THREE 11' 6" x 9' 9" (3.51m x 2.98m) Double glazed window to rear elevation, carpet throughout, radiator, built-in cupboard housing wall mounted boiler, loft hatch.

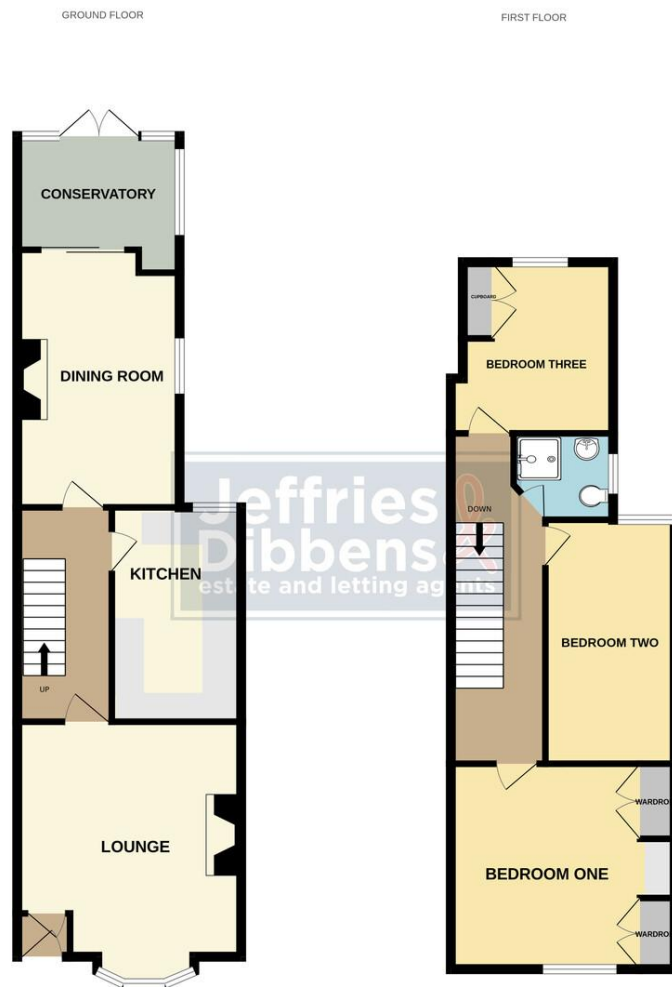
SHOWER ROOM 5' 1" x 5' 11" (1.55m x 1.81m) Fitted shower room comprising shower cubicle with thermostatic mixer and shower attachment, pedestal hand basin, concealed WC, double glazed window to side elevation.

BEDROOM TWO 12' 8" x 7' 10" (3.87m x 2.39m) Double glazed window to rear elevation, carpet throughout, radiator.

BEDROOM ONE 13' 2" x 12' 4" (4.03m x 3.76m) Double glazed window to front elevation, carpet throughout, radiator.

GARDEN Laid to paving, built-in seating area, enclosed by brick walls.





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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