



£265,000
36 Pretoria Road
Southsea, PO4 9BB

THREE BEDROOM HOME WITH SOUTH FACING GARDEN & NO FORWARD CHAIN! An excellent example of a traditional bay and forecourt home situated along Pretoria Road, Southsea. The property provides easy access to ample local amenities including well-regarded schools and 'The Pompey Centre'. The well-presented accommodation is arranged over two principle floors, with the ground floor offering two reception rooms, fitted kitchen, downstairs cloakroom and fitted bathroom suite. Three generously sized bedrooms are located on the first floor. A low maintenance, southerly aspect garden can be found to the rear of the home. With gas central heating and double glazing, we feel this would make an ideal investment opportunity or family home. Please contact the Southsea office to arrange your viewing.





FORECOURT Double glazed door to:-

HALLWAY Stairs to first floor landing, radiator, doors to all rooms.

LOUNGE 13' 5" x 9' 9" (4.11m x 2.99m) Double glazed bay window to front elevation, radiator, carpeted.

DINING ROOM 10' 9" x 13' 1" (3.29m x 4.01m) Double glazed window to rear elevation, carpeted, radiator, storage cupboard.

KITCHEN 10' 10" x 9' 4" (3.31m x 2.85m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, gas hob and electric oven, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler.

CLOAKROOM Close coupled WC, double glazed window to side elevation.

BATHROOM Panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash basin, radiator, double glazed window to side elevation.

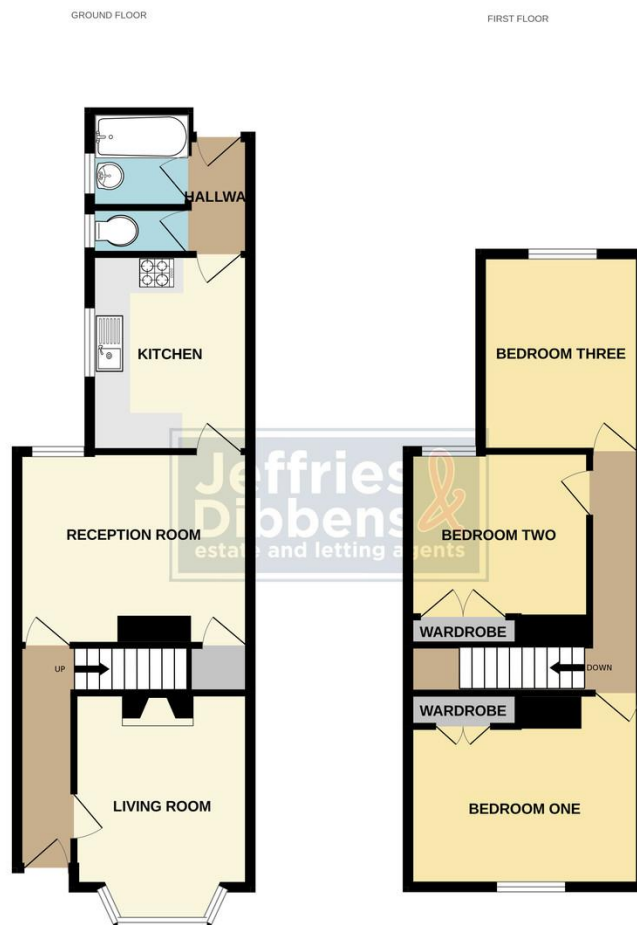
FIRST FLOOR LANDING Doors to all rooms, carpeted.

BEDROOM ONE 9' 7" x 12' 11" (2.93m x 3.96m) Double glazed window to front elevation, carpeted, radiator, built-in wardrobes.

BEDROOM TWO 9' 6" x 10' 2" (2.90m x 3.10m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

BEDROOM THREE 10' 9" x 8' 11" (3.30m x 2.73m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN South facing garden, laid to paving.



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 misstatement. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

**Jeffries
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