





Elizabeth Gardens, Southsea PO4 9QZ

fox & sons

welcome to

Elizabeth Gardens, Southsea

Tucked away in a desirable and peaceful Southsea location, this beautifully presented three-bedroom semi-detached home perfectly combines stylish modern living with practical family accommodation.

Entrance Porch
Door to hallway.

Hallway
Stairs leading to first floor with under stair cupboard. Doors to WC, lounge and kitchen/breakfast room.

W C
Double glazed window to front aspect. Low level WC, wash hand basin.

Lounge
Double glazed bay window to front aspect and double glazed windows to side aspect. Carpet flooring, radiator, log burner. Door to kitchen/breakfast room.

Kitchen / Breakfast Room
Double glazed window to side aspect, double glazed bi-fold doors to garden. Parquet flooring, radiator. Fully fitted kitchen with integral appliances, range style oven with electric hob and extractor hood over. Space for American style fridge/freezer. Island breakfast bar with cupboards under.

First Floor Landing
Built-in airing cupboard. Doors to:

Bedroom One
Double glazed windows to front and side aspect. Carpet flooring, radiator.

Bedroom Two
Double glazed window to side aspect. Triple wardrobe, carpet flooring, radiator.

Bedroom Three
Double glazed windows to front and side aspects. Carpet flooring, radiator.

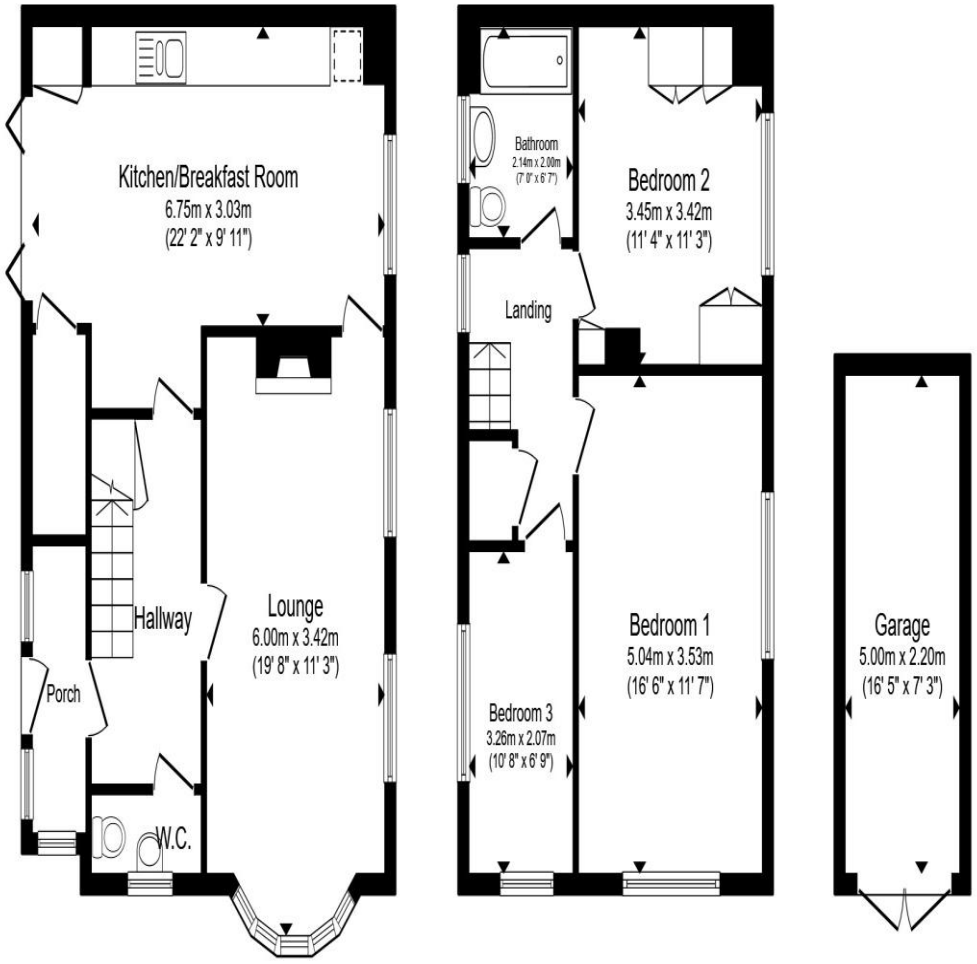
Bathroom
Double glazed window to side aspect. Panel enclosed bath with shower over, low level WC, pedestal wash hand basin. Laminate flooring, aqua panelling to walls.

Outside

Garden
Wrap around garden laid to patio and astro turf.

Garage
Double opening doors and driveway for off road parking.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 117.7 m² (1,267 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Elizabeth Gardens,

Southsea

- Three-bedroom semi-detached family home
- Sought-after and peaceful Southsea location
- Stunning modern kitchen with breakfast bar island
- Bright dual-aspect lounge with garden views
- Sunny wrap-around low-maintenance garden with bi-fold doors to patio

Tenure: Freehold EPC Rating: D
Council Tax Band: E



offers in excess of

£550,000

view this property online fox-and-sons.co.uk/Property/SOS106550

The Property Ombudsman

Property Ref:
SOS106550 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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