



Reginald Road

Southsea PO4 9HW



- **Entrance Hall**
- **Lounge Southerly Front Aspect**
- **Dining Room**
- **Side Aspect Grey High Gloss Kitchen**
- **Two/Three Bedrooms**
- **Refitted Downstairs Bathroom with White Three Piece Suite**
- **Gas Central Heating**
- **Double Glazing**
- **Enclosed Paved and Artificial Grassed Rear Garden**
- **No Forward Chain**



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Established
1991



A TWO/THREE BEDROOM MID TERRACED HOUSE WITH TWO RECEPTION ROOMS AND REFITTED KITCHEN AND BATHROOM AND BEING SOLD WITH NO FORWARD CHAIN.

ENTRANCE HALL via part frosted double glazed front door, frosted double glazed fan light over, electric meter and fuses plus gas mete, wood grain panel effect doors leading to all rooms, central heating thermostat, radiator, stairs rising to first floor, period ceiling coving and arch.

LOUNGE 10ft 10 (3.32m) x 9ft 9 (2.97m) southerly facing front aspect room via double glazed windows, radiator, period ceiling coving.

DINING ROOM 9ft 9 (2.99m) x 9ft 2 (2.80m) plus recess either side of chimney breast, under stairs storage cupboard, period built-in dresser unit with eyelevel display shelves storage cupboards below, rear aspect double glazed window.

KITCHEN 10ft 5 (3.17m) x 8ft 9 (2.68m) side aspect room via double glazed windows, refitted kitchen comprising of grey high gloss units with brushed steel furniture, single bowl stainless steel inset sink unit with chrome monobloc mixer tap over, wood grain effect rolled edge work surfaces, white tiled splashback range of storage cupboards and drawers under, further range of matching eye level storage cupboards, space for free standing fridge/freezer, space for washing machine, built-in electric oven with four ring electric hob and brushed steel cooker hood over, cupboard housing wall mounted boiler, tile effect flooring, panel radiator, door frame leading. **REAR LOBBY** part frosted double glazed door leading out on to rear garden, tiled flooring, wood grain panel effect door to bathroom.

BATHROOM 7ft (2.14m) x 5ft 10 (1.79m) side aspect room via frosted double glazed window, white three piece suite comprising of panel enclosed bath with stone effect tiled surround, chrome bath/shower mixer taps, glazed screen, pedestal wash and basin with chrome taps with pop up waste, tiled splashback, close coupled, tiled flooring, sloping ceiling.

FIRST FLOOR LANDING doors to rooms.

BEDROOM 1 13ft (3.95m) x 9ft 7 (2.93m) southerly front aspect room via double glazed window, panel radiator.

BEDROOM 2 13 ft (3.95m) x 9ft (2.76m) plus recess, rear aspect room via double glazed window overlooking rear gardens, panel radiator, deep wardrobe via panelled door. **walk through bedroom 2 to bedroom 3 via panelled door.**

BEDROOM 3 11ft 6 (3.52m) x 8ft 10 (2.69m) rear aspect room via double glazed window, panel radiator, built-in storage cupboard.

OUTSIDE to the rear of the property there is an enclosed split paved and artificially grassed rear garden. Approximately 24ft 3 (7.39m) x 12ft 7 (3.84m) flower border plus side storage area with outside tap.

PARKING PERMIT ZONE - MH- Annual Fees apply, for current rates see Portsmouth City Council link -
<https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

FREEHOLD - COUNCIL TAX – Portsmouth City Council – Band B - £1,696.27 (2025/2026)

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The Floor Plan is For Guidance Only And is Not To Scale

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