



£340,000
19 Edmund Road
Southsea, PO4 0LL

LOVELY THREE BEDROOM FAMILY HOME WITH UPSTAIRS WC AND MODERN FITTED KITCHEN! A lovely example of a bay and forecourt home, situated in the heart of Southsea. Edmund Road is ideally placed to enjoy all that Southsea has to offer, with Albert Road right on your doorstep, and the seafront just a short walk away. The internal accommodation is well-presented throughout and briefly comprises; an entrance porch, light and spacious lounge/diner with media wall, contemporary fitted kitchen and bathroom suite on the ground floor. The first floor provides three generously sized bedrooms and an additional WC. At the rear of the home, there is a lovely garden with paved seating areas to enjoy these summer evenings. Additional benefits include gas central heating and double glazing throughout. To arrange your internal viewing, please contact the office along Marmion Road.

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FORECOURT Period style tiling, shingle area, door to:-

PORCH Door to:-

LOUNGE/DINER 23' 6" into bay window x 13' 2" (7.18m x 4.03m) Double glazed bay window to front elevation, double glazed window to rear elevation, three radiators, laminate flooring, media wall featuring 'LED' electric wall mounted fire and shelving, doorway to:-

INNER LOBBY Stairs to first floor landing, under stair cupboard, radiator, laminate flooring, doorway to:-

KITCHEN 12' 3" x 8' 11" (3.75m x 2.74m) Contemporary fitted kitchen comprising range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven, built-in gas hob, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, tiled to principal areas and laminate flooring, doorway to:-

LOBBY Double glazed door to rear garden, loft access, door to:-

BATHROOM 6' 6" x 9' 2" (2.00m x 2.80m) Fitted bathroom suite comprising panel enclosed 'P' shaped bath with curved glass screen and thermostatic shower over, pedestal hand basin, close coupled WC, radiator plus heated towel rail radiator, tiled to principal areas and panelling, double glazed obscure window to rear elevation.

LANDING Doors to all rooms, double glazed window to side elevation, spindled balustrade, loft access, carpeted.

BEDROOM ONE 10' 5" x 13' 3" (3.20m x 4.06m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM TWO 10' 4" x 10' 0" (3.15m x 3.07m) Double glazed window to rear elevation, carpeted, radiator.

WC 2' 7" x 6' 0" (0.81m x 1.85m) Double glazed obscure window to side elevation, close coupled WC, wall mounted hand basin, feature wall panelling and vinyl flooring.

BEDROOM THREE 8' 7" x 9' 0" (2.62m x 2.75m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN 40' 4" (12.3m) Laid to lawn with paved seating areas and walkway, shrub and shingle borders, enclosed by wooden fencing and brick walls.



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 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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