

£325,000
134 Orchard Road
Southsea, PO4 0AD

THREE-BEDROOM HOME WITH A STYLISH KITCHEN/DINER & SOUTH-FACING GARDEN! Situated along the ever-popular Orchard Road in Southsea, this attractive bay and forecourt home enjoys a convenient location within easy reach of an excellent selection of local amenities. Well-presented throughout, the accommodation comprises an entrance porch, a bright and welcoming living room featuring exposed floorboards, a useful lean-to, and a contemporary fitted kitchen/diner complete with a breakfast bar, creating an ideal space for everyday living and entertaining. The first floor offers three well-proportioned bedrooms alongside a modern four-piece family bathroom. To the rear is a desirable, southerly aspect garden, providing an attractive outdoor space to complement the accommodation. Further benefits include a spacious basement, accessed via a hatch in the living room, offering excellent additional storage, as well as double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate everything this fantastic home has to offer. Please contact the Southsea office to arrange your appointment.





FORECOURT Double glazed door to:-

PORCH Exposed floorboards, door to:-

LIVING ROOM 21' 8" x 14' 1" (6.62m x 4.30m) Double glazed bay window with bespoke shutters to front elevation, exposed floorboards, radiator, exposed brick chimney breast, stairs to first floor, hatch door to cellar.

KITCHEN/DINER 23' 8" x 14' 0" (7.22m x 4.29m) Stunning kitchen comprising a range of wall and base level units, square edge work surfaces, stainless steel bowl sink with mixer tap, electric oven and electric hob, integral fridge/freezer and dishwasher, breakfast bar with storage, radiator, tiled flooring, double glazed window to side elevation, double glazed door to garden, double doors to:-

CONSERVATORY 6' 4" x 8' 5" (1.94m x 2.59m) Double glazed double doors to garden.

FIRST FLOOR LANDING Doors to all rooms, carpeted.

BEDROOM ONE 13' 0" x 14' 1" (3.97m x 4.31m) Double glazed window to front elevation, carpeted, radiator.

BATHROOM 8' 1" x 7' 4" (2.47m x 2.26m) Four piece bathroom suite comprising panel enclosed bath, walk-in shower cubicle with thermostatic mixer and over-sized shower head, close coupled WC, wall mounted wash basin, heated towel rail, tiled to principal areas and vinyl flooring, double glazed window to rear elevation.

BEDROOM THREE 10' 11" x 7' 1" (3.35m x 2.16m) Double glazed window to side elevation, carpeted, radiator.

BEDROOM TWO 12' 5" x 9' 11" (3.79m x 3.03m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

CELLAR 16' 3" x 14' 3" (4.96m x 4.36m)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



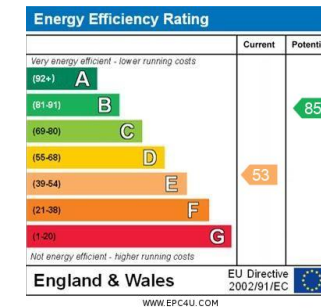
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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