

£375,000

55 Locksway Road

Southsea, PO4 8JW

LOVELY FAMILY HOME WITH GARAGE & OPEN-PLAN KITCHEN! An excellent opportunity to purchase this double-bay and forecourt property, situated in the popular residential location of Locksway Road, just moments from both Bransbury and Milton Parks, as well as a selection of well-regarded schools. The extended accommodation is presented in immaculate condition and features three generously sized bedrooms and a family bathroom suite on the first floor. The ground floor provides a welcoming living space, with a southerly aspect living room and doors leading through to the heart of the home. The stunning and spacious kitchen/dining room features a modern fitted kitchen, a log burner within the dining area and the added convenience of a downstairs cloakroom. To the rear, there is a low-maintenance garden with a personal door providing access to the garage, which benefits from an up-and-over door and offers useful versatility for parking or potential use as a home office. Further benefits include gas central heating and double glazing. Internal viewing is highly recommended at your earliest convenience.

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FORECOURT Tiled forecourt with shingled borders, double glazed door to:-

HALL Stairs to first floor landing, storage cupboards, tiled flooring.

LOUNGE 14' 7" x 11' 8" (4.45m x 3.58m) Double glazed square window to front elevation, solid wood flooring, radiator, log burner, doors leading to:-

KITCHEN/DINER 22' 0" x 17' 8" (6.72m x 5.41m)
DINING AREA French doors to garden, exposed brick feature wall, tiled flooring, log burner, cast iron radiators.

KITCHEN Lovely fitted kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, one and a half bowl sink and drainer unit, five ring gas hob, double oven, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, tiled to principal areas, contemporary vertical radiator, double glazed window to rear elevation.

CLOAKROOM Close coupled WC, wall mounted wash basin, vertical radiator, double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to all rooms, radiator, loft access.

BATHROOM 5' 5" x 5' 9" (1.67m x 1.76m) Contemporary bathroom suite comprising panel enclosed bath with thermostatic mixer and over-sized shower head, combined vanity unit housing WC and wash basin, heated towel rail, tiled to principal areas and vinyl flooring, obscure double glazed window to rear elevation.

BEDROOM TWO 11' 8" x 9' 5" (3.57m x 2.88m) Double glazed window to rear elevation, laminate flooring, radiator, built-in wardrobes, cupboard housing wall mounted boiler.

BEDROOM ONE 14' 9" into bay x 9' 0" excluding wardrobes (4.51m x 2.76m) Double glazed square bay window to front elevation, laminate flooring, built-in wardrobes, radiator.

BEDROOM THREE 8' 7" x 6' 2" (2.63m x 1.89m) Double glazed window to front elevation, laminate flooring, radiator.

GARDEN Laid to paving and artificial lawn, shrub borders, personal door to:-

GARAGE 14' 7" x 8' 11" (4.47m x 2.74m) Up and over electric door, power and light, accessed via Hollam Road

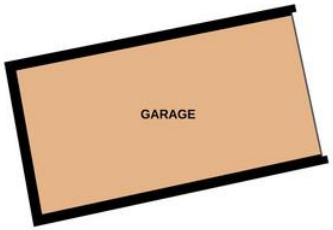
GROUND FLOOR



FIRST FLOOR



GARAGE



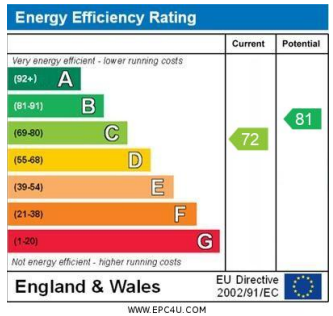
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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