



£255,000
152 St. Augustine Road
Southsea, PO4 9AE

THREE BEDROOM HOME WITH NO FORWARD CHAIN! This traditional bay and forecourt home is located within the heart of Southsea. St Augustine Road is ideally positioned with access to an abundance of local amenities and the seafront. The internal accommodation briefly comprises; entrance hall, downstairs cloakroom, two separate reception rooms and a fitted kitchen on the ground floor, whilst the first floor offers three double bedrooms and the family bathroom suite. An enclosed garden can be found to the rear of the home. Gas central heating, double glazing and no forward chain complete the appeal for the home. Viewings can be arranged by contacting our Southsea office which can be found along Marmion Road.

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ENTRANCE Double glazed door to:-

HALL Double glazed door to garden, doors to all rooms, radiator, laminate flooring.

LOUNGE 14' 11" x 10' 5" (4.56m x 3.20m) Double glazed window to front elevation, carpeted, radiator.

WC Low level WC, wall mounted wash basin.

KITCHEN 13' 6" x 6' 11" (4.12m x 2.11m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven, gas hob, spaces and plumbing for washing machine and dishwasher.

DINING ROOM 12' 2" x 10' 0" (3.71m x 3.07m) Double glazed window to rear elevation, carpeted, radiator.

FIRST FLOOR LANDING Doors to all rooms, carpeted.

BATHROOM Shower cubicle with thermostatic shower, low level WC, wall mounted wash basin, tiled flooring, radiator, double glazed window to rear elevation.

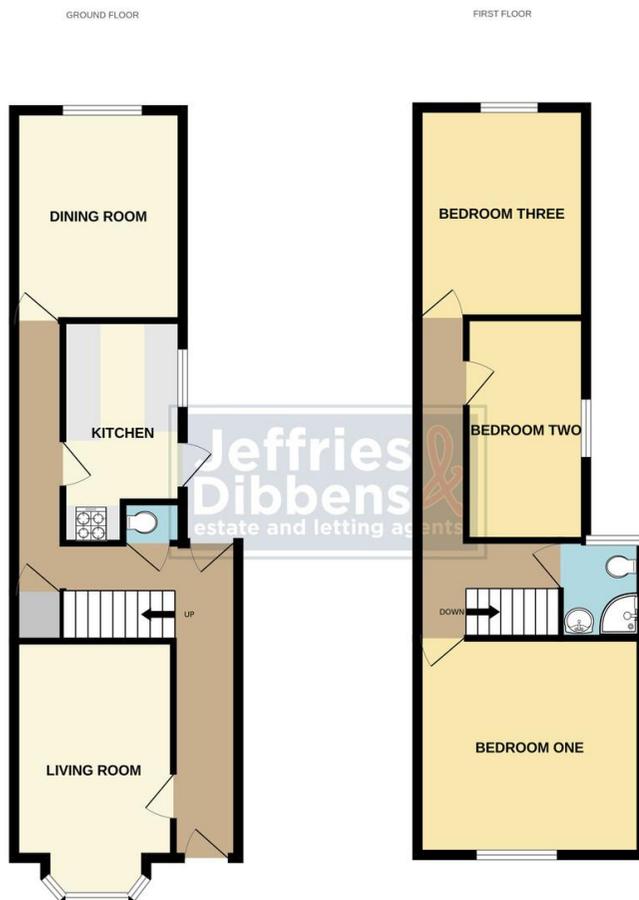
BEDROOM ONE 13' 11" x 13' 9" (4.25m x 4.20m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM THREE 12' 3" x 9' 0" (3.75m x 2.75m) Double glazed window to side elevation, laminate flooring, radiator.

BEDROOM TWO 12' 2" x 10' 0" (3.71m x 3.06m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Laid to paving, enclosed by brick walls.





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+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	53	
(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



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