



16 Stafford Road, Southsea, Hampshire, PO5 2AD

TOWN & COUNTRY  
SOUTHERN

- A Semi-Detached Family Home
- Three Bedrooms, Family Shower Room
- 29' Living Room leading to Dining Room & Kitchen
- Utility Room, Downstairs Cloakroom
- Off Road Parking
- Close To Amenities & Commutable Road Links
- No Forward Chain
- Viewing Highly Recommended
- Council Tax Band D Portsmouth City Council
- £480,000 - Freehold

#### PROPERTY SUMMARY

A well-presented semi-detached family home which is ideally located for the local 'Albert Road' cosmopolitan shopping amenities, restaurants and public houses, as well as catchment for local schools (subject to confirmation) and commutable road and rail links. On the first floor are three bedrooms and a shower room and on the ground floor is a spacious 29' living room leading to the dining room and kitchen with door to utility room and cloakroom. To the front is a paved courtyard with mature shrubs and the former garage offers excellent storage, to the rear is a low maintenance paved garden with edged borders. In addition to the spacious rooms this property is also offered with gas fired central heating, newly fitted double glazed windows and no forward chain, viewing is essential to appreciate both the accommodation and location on offer.

#### ENTRANCE

Brick retaining wall with wrought iron gates to the left hand side of the property providing vehicular (restricted) and pedestrian access, door to (former) garage, front garden with shrubs, evergreens and slate chippings, double glazed main front door to:

#### HALLWAY

Double glazed window to front aspect, balustrade staircase rising to first floor with understairs storage cupboard, radiator, ceiling rose and coving, panelled door to:



### LIVING ROOM

29' 0" x 11' 1" (8.84m x 3.38m) Square opening leading to dining area, double glazed bay window to front aspect, wood laminate flooring, radiator, ceiling rose and coving.

### DINING ROOM

Matching flooring, double glazed bay to rear aspect with twin doors leading to rear garden, contemporary style tall radiator, ceiling rose and coving.

### KITCHEN

9' 4" to front of built-in storage cupboards x 7' 5" (2.84m x 2.26m) Range of tall burgundy coloured units to one wall with space for American style fridge/freezer, double oven with drawers under and storage cupboard over, pull-out larder style unit with shelving, high level wine rack, peninsular style divide leading to dining room, integrated dishwasher with matching door, inset sink unit with drainer to one side, Neff five ring gas hob with oven under, extractor hood fan and light over, double glazed window to rear aspect overlooking garden, matching flooring, door to:

### UTILITY ROOM

Washing machine point, wall mounted Glow-worm boiler supplying domestic hot water and central heating (not tested), matching flooring, door to:

### CLOAKROOM

Low level w.c., pedestal wash hand basin with mixer tap, extractor fan, cupboard.

### FIRST FLOOR

Landing with balustrade, access to loft space, panelled doors to primary rooms.

### BEDROOM 1

14' 0" into bay window x 11' 2" (4.27m x 3.4m) Double glazed bay window to front aspect with radiator under.

### BEDROOM 2

12' 1" x 9' 7" (3.68m x 2.92m) Double glazed window to rear aspect with radiator under.

### BEDROOM 3

8' 4" x 7' 0" (2.54m x 2.13m) Double glazed window to rear aspect with radiator under, ceiling spotlights and dimmer switch.

### SHOWER ROOM

Fully ceramic tiled shower cubicle with wall mounted shower and separate shower attachment, corner w.c., wash hand basin with cupboards under, large mirror to one wall, high level twin frosted double glazed windows to front aspect.

### OUTSIDE

To the rear accessible from the dining area is a patio area and compact garden with brick retaining walls.

### FORMER GARAGE

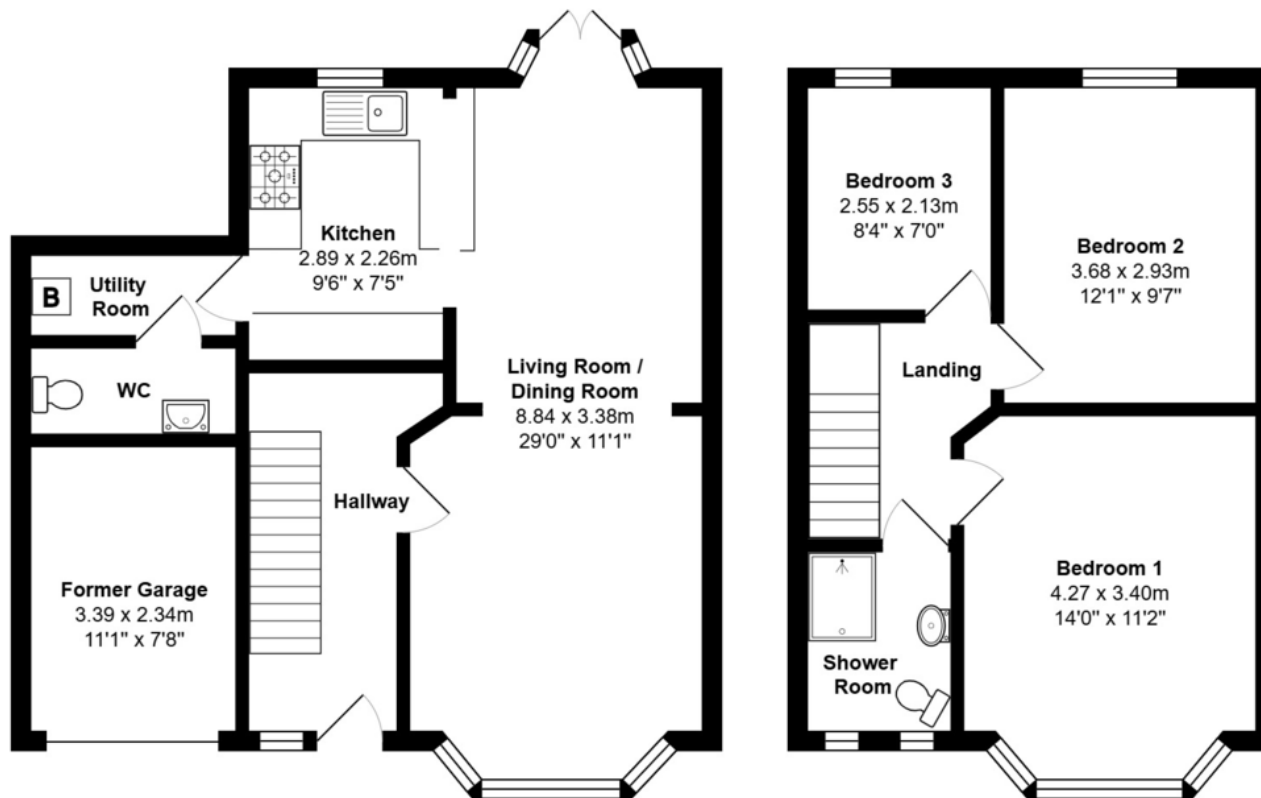
11' 1" x 7' 8" (3.38m x 2.34m) Up and over door.

### AGENTS NOTES

Council Tax Band D - Portsmouth City Council  
Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))  
Flood Risk – Refer to - ([GOV.UK](http://GOV.UK)) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 95.5 m<sup>2</sup> ... 1028 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(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>			

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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