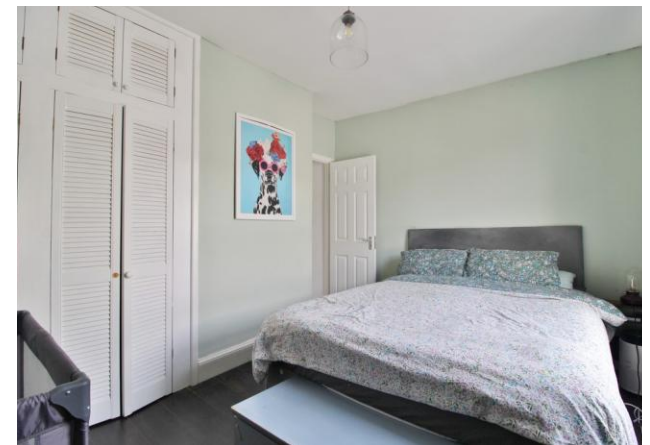


**£225,000**  
**63 Boulton Road**  
Southsea, PO5 1NS

**TWO BEDROOM HOUSE WITH WEST-FACING GARDEN & UPSTAIRS BATHROOM!** This traditional two bedroom home is located along the one-way street of Boulton Road, Southsea. An ideal position as it is within a short walk of the seafront and the vibrant Albert Road with its independent restaurants and bars. The home itself briefly comprises; entrance porch, two separate reception rooms and a fitted kitchen on the ground floor, with two bedrooms and a desirable upstairs bathroom suite on the first floor. A westerly aspect, low maintenance garden can be found to the rear of the property. Gas central heating and double glazing complete the appeal. A lovely home in a highly desirable residential location, which should be viewed at your earliest convenience.

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**ENTRANCE** Wooden front door to:-

**DINING ROOM** 10' 0" x 12' 3" (3.06m x 3.74m) Double glazed window with shutters, radiator, laminate flooring, period feature fireplace, cupboard housing wall mounted boiler.

**LIVING ROOM** 10' 2" x 12' 4" (3.11m x 3.76m) Double glazed window to rear elevation, radiator, laminate flooring, under stair cupboard.

**KITCHEN** 9' 6" x 7' 9" (2.92m x 2.38m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit, electric oven and electric hob, space and plumbing for washing machine, space for fridge/freezer, radiator, vinyl flooring, double glazed window to rear elevation, double glazed door to garden.

**LANDING** Exposed floorboards, doors to all rooms, loft access.

**BEDROOM ONE** 8' 9" excluding wardrobes x 12' 2" (2.69m x 3.72m) Double glazed window to front elevation, laminate flooring, radiator, built-in wardrobes.

**BATHROOM** 6' 1" x 6' 3" (1.87m x 1.91m) Panel enclosed bath with thermostatic mixer, pedestal mounted wash basin, close coupled WC. tiled to principal areas and tiled flooring, heated towel rail, double glazed window to rear elevation.

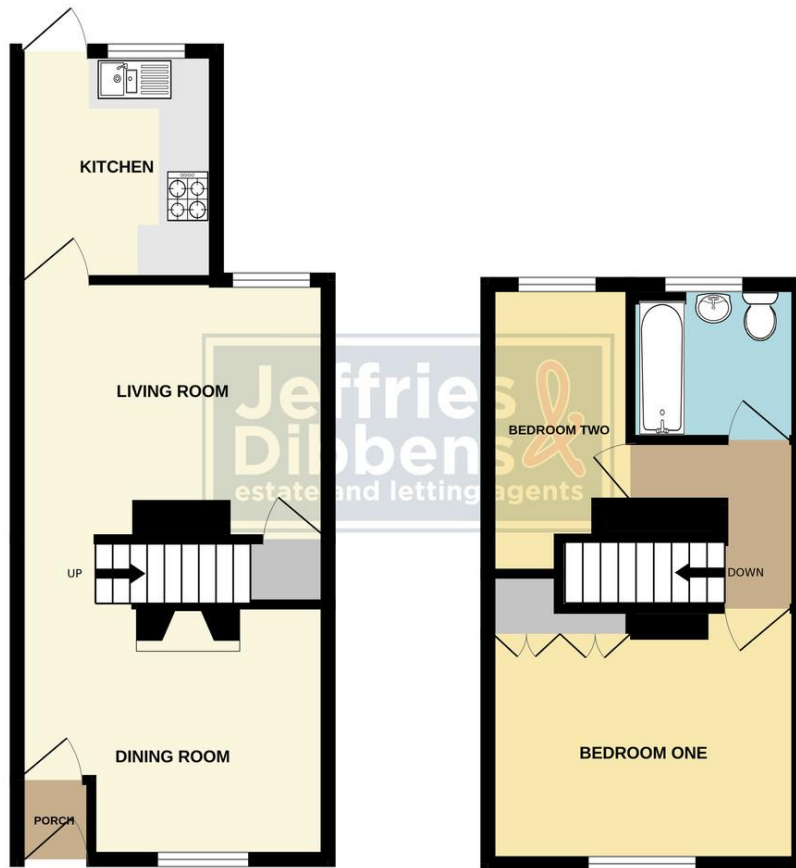
**BEDROOM TWO** 11' 6" x 5' 7" (3.53m x 1.71m) Double glazed window to rear elevation, laminate flooring, radiator.

**GARDEN** Laid to shingle with paved walkway and raised seating area, enclosed by wooden fencing.



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.  
Made with Metropix 62026

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

**Jeffries  
Dibbens &**  
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