

£290,000

53 Bath Road

Southsea, PO4 0HX

THREE BEDROOM HOME WITH UPSTAIRS BATHROOM & NO CHAIN! This bay and forecourt home is located along the one way street of Bath Road, situated in the heart of Southsea to enjoy all that Southsea has to offer including Albert Road and easy access to Fratton Train station. Offered with no chain, the ground floor accommodation briefly comprises; living room with bespoke shutters, kitchen/dining room and utility room. The first floor offers three bedrooms and a contemporary bathroom suite. Externally, there is a westerly aspect, low maintenance garden with a convenient outbuilding which could be used as an office or workshop. Additional benefits include gas central heating and double glazing which we feel this would make an ideal first time purchase or family residence. To fully appreciate all the home has to offer, please call the Southsea office.

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FORECOURT Double glazed door to:-

LOUNGE 13' 9" into bay x 13' 0" (4.20m x 3.98m) Double glazed bay window with shutters to front elevation, laminate flooring, radiator, period feature fireplace, stairs to first floor landing.

DINING ROOM 10' 11" x 13' 1" (3.35m x 3.99m) Double glazed window to rear elevation, laminate flooring, under stair storage, opening to:-

KITCHEN 11' 6" x 7' 9" (3.53m x 2.38m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, ceramic sink and drainer unit, freestanding cooker, spaces for dishwasher and washing machine, double door to garden.

UTILITY 11' 1" x 4' 7" (3.40m x 1.41m) Base level units, spaces for washing machine and tumble dryer, vinyl flooring, double glazed door to garden.

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

BEDROOM ONE 11' 7" x 13' 0" (3.55m x 3.98m) Double glazed window to front elevation, carpeted, radiator, period feature fireplace, built-in wardrobes.

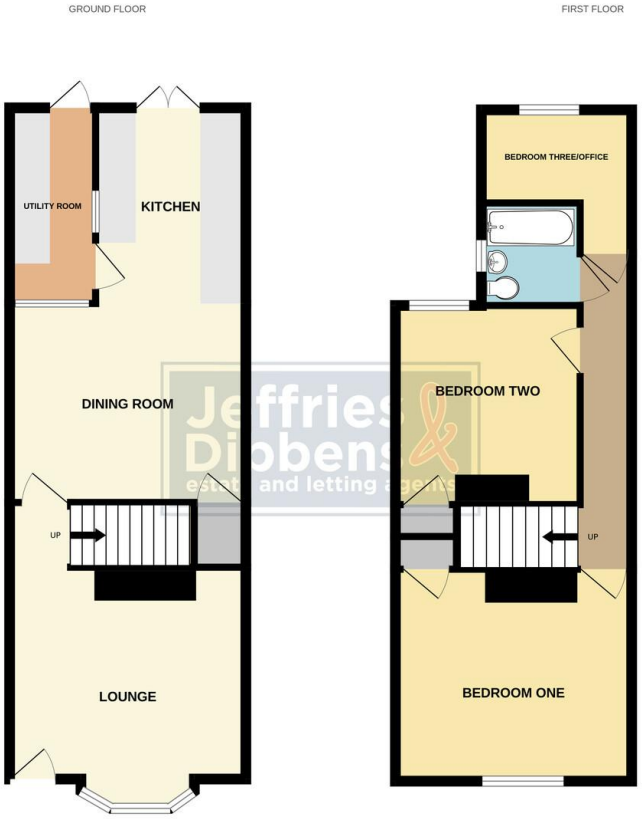
BEDROOM TWO 10' 11" x 10' 5" (3.33m x 3.18m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

BATHROOM 5' 6" x 5' 4" (1.70m x 1.63m) Panel enclosed bath with thermostatic mixer and oversized shower head, wall mounted wash basin, close coupled WC, radiator, tiled to principal areas and tiled flooring, double glazed window to side elevation.

BEDROOM THREE 5' 1" x 7' 10" (1.57m x 2.41m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Laid to decking, shrub borders.

OUTBUILDING 5' 6" x 11' 3" (1.69m x 3.45m) Power and light.



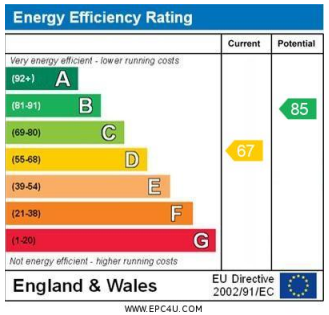
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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