



£225,000
21 Froddington Road
Southsea, PO5 4LB

END-TERRACE HOME WITH PARKING & A SOUTH-FACING GARDEN! Tucked away within the cul-de-sac of Froddington Road, this well-positioned home enjoys a popular setting with convenient access to local railway stations and a range of amenities. Offered to the market with no forward chain, the accommodation briefly comprises an entrance porch, a comfortable living room, a fitted kitchen and a conservatory to the ground floor. Upstairs, there are two generously sized double bedrooms and a well-appointed bathroom suite. Occupying a desirable corner plot, the property benefits from a larger-than-average rear garden with a southerly aspect, along with useful rear pedestrian access. Further enhancing its appeal is an allocated parking space within a residents' car park, a valuable feature for the area. Additional benefits include gas central heating and double glazing throughout. Early viewing is strongly recommended, please contact the Southsea branch to arrange an appointment.





ENTRANCE Forecourt entrance laid to shingle with paved walkway, double glazed front door to:-

PORCH Consumer unit, door to:-

LIVING ROOM 17' 7" x 12' 1" (5.37m x 3.69m) Double glazed window to front elevation, stairs to first floor landing, storage cupboard, vinyl flooring, door to:-

KITCHEN 9' 8" x 11' 11" (2.97m x 3.65m) Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel bowl sink, space for cooker, spaces and plumbing for washing machine and tumble dryer, wall mounted boiler, vinyl flooring, radiator, double glazed window to rear elevation, door to:-

CONSERVATORY 5' 1" x 9' 1" (1.56m x 2.78m) Southerly aspect, double glazed throughout, vinyl flooring, double glazed door to garden.

FIRST FLOOR LANDING Doors to all rooms, storage cupboard, double glazed window to side elevation.

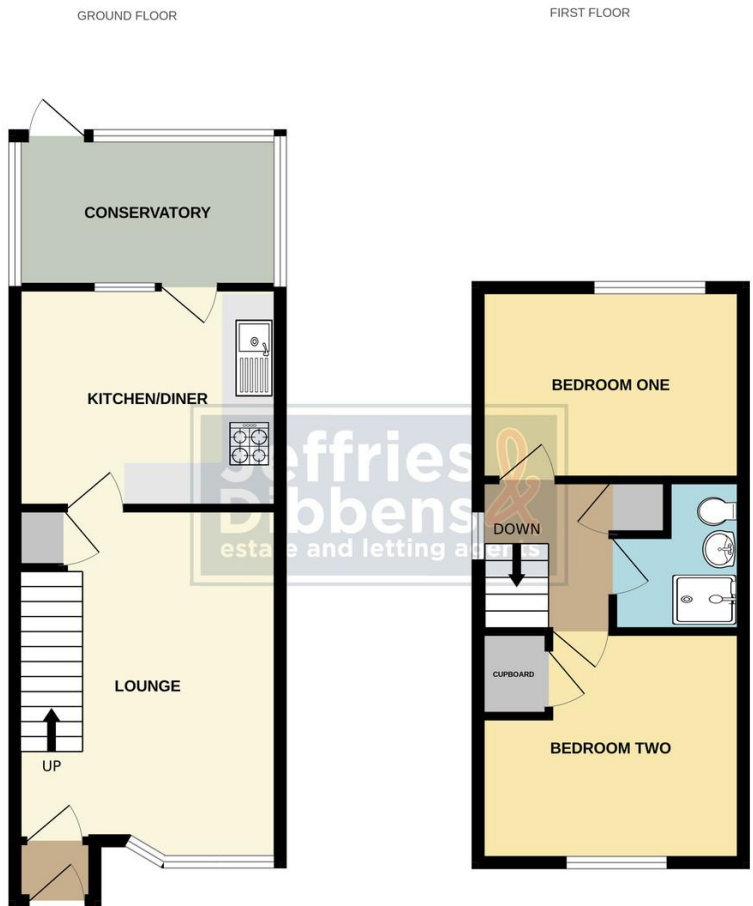
BEDROOM ONE 8' 1" x 11' 11" (2.48m x 3.65m) Double glazed window to rear elevation, laminate flooring, radiator.

BATHROOM 6' 9" x 5' 11" (2.06m x 1.81m) Panel enclosed bath with mixer tap, wall mounted wash basin, low level WC, radiator, tiled to principal areas and vinyl flooring.

BEDROOM TWO 9' 4" x 12' 0" (2.85m x 3.66m) Double glazed window to front elevation, laminate flooring, radiator, storage cupboard.

GARDEN South facing, laid to shingle, rear pedestrian access, enclosed by brick walls.





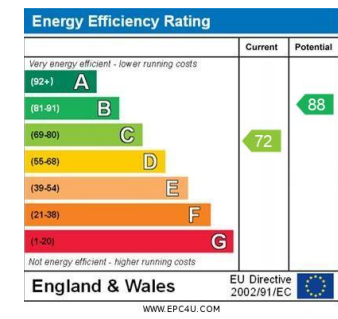
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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