

FOR SALE



Milton Road, Southsea
Asking Price Of £259,995


MARTIN&CO

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- Substantial Three Bedroom Family Home
- Two Large Reception Rooms
- Excellent Internal Condition Throughout
- Stylish Refitted Family Bathroom
- Separate Utility Room

A substantial and beautifully presented three bedroom family home offering an impressive amount of living space, including two large reception rooms, a fitted kitchen, separate utility room and ground floor cloakroom/WC.

With generous proportions throughout, three well-sized bedrooms, a stylish refitted bathroom, a large rear garden and significant potential to extend both to the rear and into the substantial roof space, subject to the necessary consents, this is a home that offers both excellent accommodation now and exciting scope for the future.

The property is presented in very good internal condition and provides a notably larger feel than many traditional three-bedroom homes. The ground floor comprises a welcoming entrance hallway, bay-fronted sitting room, fitted kitchen, separate utility room and cloakroom, together with a substantial dining/family room opening directly onto the rear garden.

The first floor provides three well-proportioned bedrooms, including



an especially generous principal bedroom, together with an attractive refitted family bathroom incorporating both a bath and separate shower enclosure.

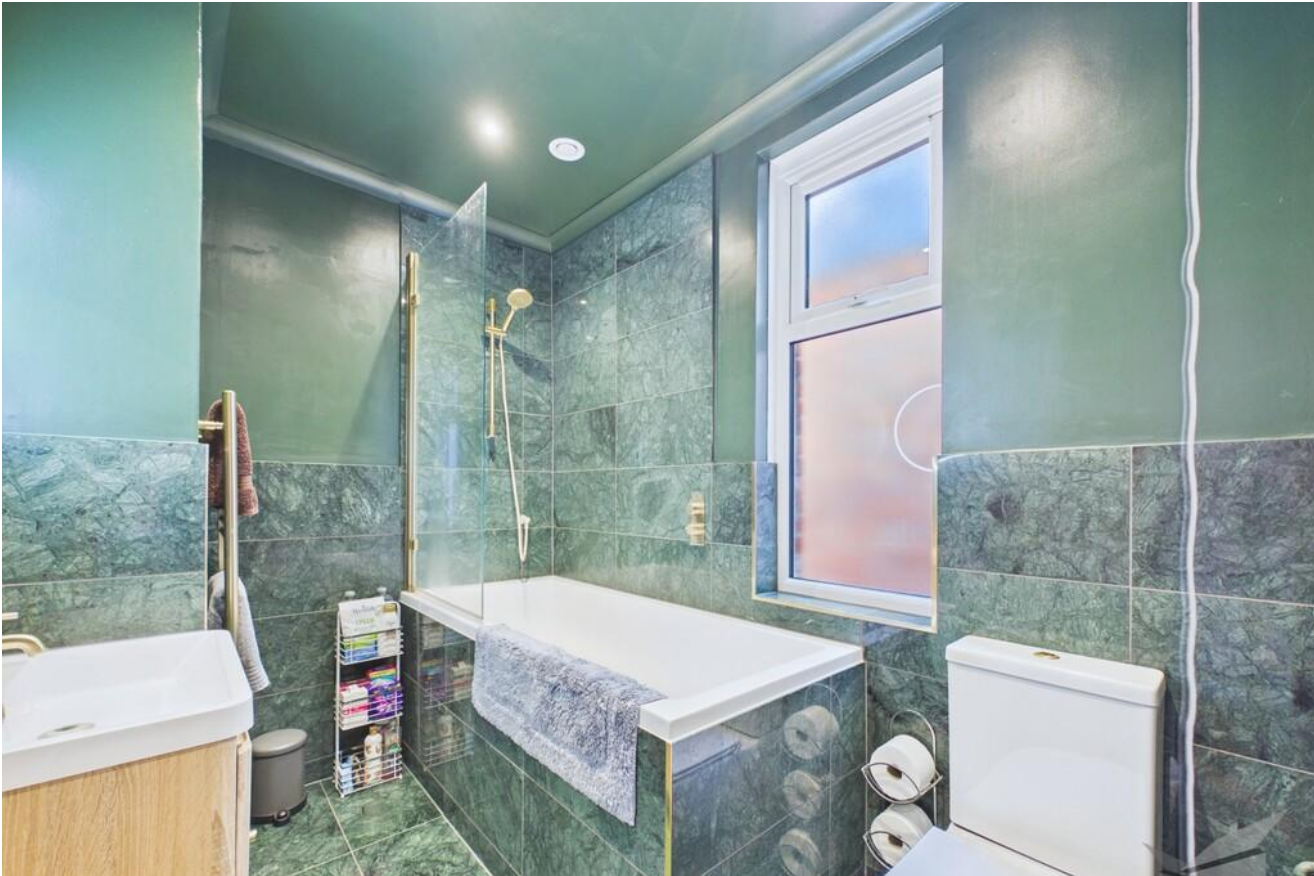
A particular feature of the property is the large rear garden, providing an excellent space for families and entertaining while also offering considerable potential to extend the existing accommodation to the rear, subject to the necessary permissions. The house also benefits from a substantial roof space, which may provide further scope for conversion into additional accommodation, again subject to planning permission, building regulations and any necessary structural works.

Further benefits include double glazing, gas fired central heating, useful utility and ground floor cloakroom facilities, rear pedestrian access and a mainly boarded loft with pull-down ladder.

The property is conveniently positioned for local shopping facilities, recreation grounds and commuter road links, while families are particularly well served by a choice of nearby schools including Langstone Primary Academy, Penbridge Infant School & Nursery, Penbridge Junior School, Miltoncross Academy and The Portsmouth Academy.

This is an excellent opportunity for purchasers looking for a substantial family home which is ready to move into while retaining considerable potential to extend and enhance in the future.

Early internal viewing is strongly recommended to fully appreciate the size, condition, garden and potential this impressive home has to offer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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