



17 Priory Road  
Southsea, PO4 9PG  
**Offers Over £225,000**

**co**groves  
Sales, Rentals and Block Management

## 17 Priory Road, Southsea, PO4 9PG

GUIDE PRICE £225,000-£235,000. 2 BEDROOM HOME OFFERED WITH NO CHAIN & LOCATED WITHIN THIS REQUESTED AREA SOUTH OF HIGHLAND ROAD, WHICH IS MOMENTS FROM THE SEA. The accommodation comprises 2 double bedrooms, good size open plan lounge/dining room, fitted kitchen and ground floor bathroom. Other benefits include double glazing, gas central heating and enclosed rear garden.

### Lounge/Dining Room

23'3 x 12'1 (7.09m x 3.68m)

Double aspect room with double glazed window to front, double glazed front door and double glazed door to rear leading to garden. Wooden flooring, coved ceiling, picture rail, three radiators, two meter cupboards, stairs to first floor and opening to:

### Kitchen

9'5 x max x 7'5 (2.87m x max x 2.26m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, gas cooker, fridge, plumbing for washing machine, plumbing for dishwasher. Part tiled walls, wooden flooring, coved ceiling, double glazed window to side, wall mounted Vaillant gas boiler.

### Bathroom

5'4 x 7'5 max measurements (1.63m x 2.26m max measurements)

White suite comprising bath with shower attachment, shower screen, wash hand basin, WC, tiled walls and flooring, coved ceiling, Dimplex heater, heated towel rail, double glazed window to rear.

### First Floor Landing

Coved ceiling.

### Bedroom 1

10'2 x 12'1 (3.10m x 3.68m)

Double glazed window to front, coved ceiling, radiator.

### Bedroom 2

13'8 x 9' (4.17m x 2.74m)

Double glazed window to rear, coved ceiling, radiator, built in cupboard, hatch to loft.

### Garden

Enclosed rear garden with fenced boundaries, patio area, outside tap, timber shed.

### Additional Information

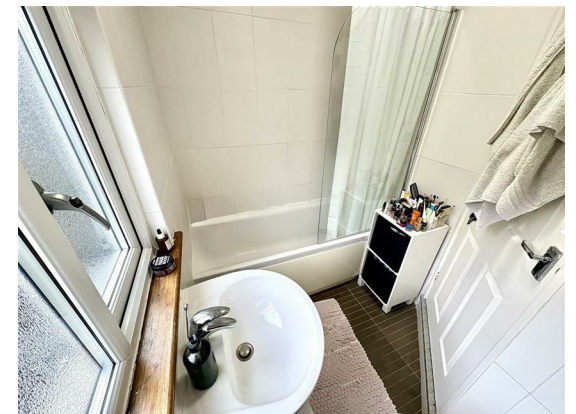
Tenure - Freehold

Council Tax - Band B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor

First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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