

£249,995
34 Cromwell Road
Southsea, PO4 9PN



THREE BEDROOM HOME WITH SPACIOUS KITCHEN & NO FORWARD CHAIN! This bay fronted home can be found along Cromwell Road, a popular residential position in Eastney with the seafront just moments away. Offered with no forward chain, the property is well-presented and provides spacious accommodation throughout, with a 23ft lounge/diner, cloakroom and contemporary fitted kitchen on the ground floor. The first floor comprises; three generously sized bedrooms and a modern family bathroom suite. A westerly aspect, low maintenance garden can be found to the rear. Gas central heating and double glazing complete the appeal for the home. We would highly recommend an internal viewing to fully appreciate the location and accommodation on offer.

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ENTRANCE Double glazed door to:-

HALLWAY Doors to all rooms, laminate flooring, stairs to first floor landing.

LIVING ROOM 23' 4" into bay x 9' 10" (7.13m x 3.00m) Double glazed bay window to front elevation, carpeted, radiator.

KITCHEN 23' 6" x 8' 3" (7.17m x 2.53m) Lovely fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl sink and drainer unit, gas hob with extractor over, electric oven, space for fridge/freezer, spaces and plumbing for washing machine and dishwasher, wall mounted boiler, double glazed window to side elevation.

CLOAKROOM Double glazed window to side elevation, low level WC.

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

BEDROOM ONE 10' 4" x 13' 2" (3.17m x 4.02m) Double glazed window to front elevation, carpeted, radiator.

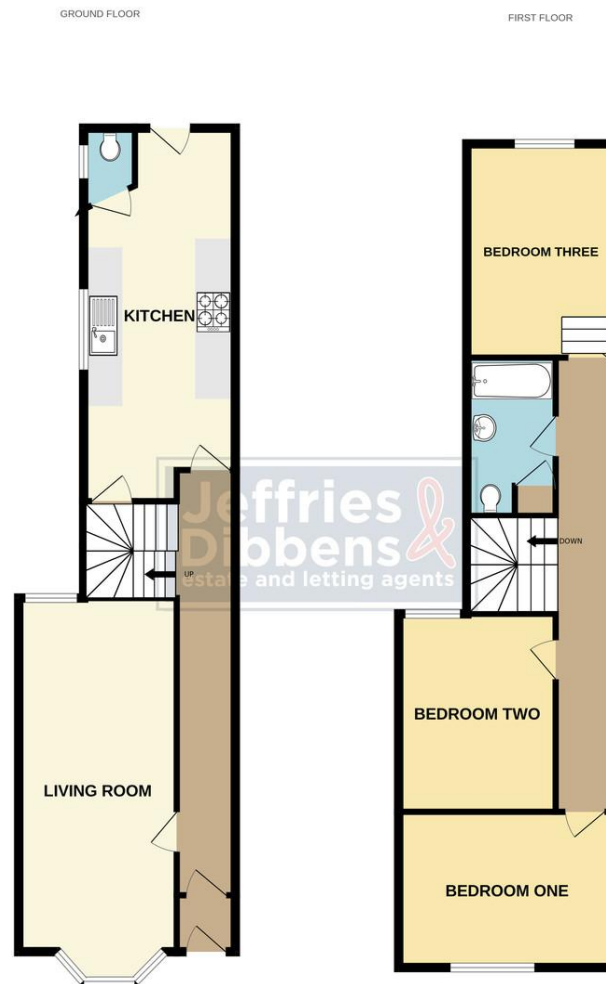
BEDROOM TWO 10' 5" x 9' 8" (3.18m x 2.96m) Double glazed window to rear elevation, radiator, carpeted.

BATHROOM 10' 0" x 5' 4" (3.05m x 1.64m) Panel enclosed bath with thermostatic mixer, concealed cistern WC, wall mounted wash basin, airing cupboard, vinyl flooring, obscure double glazed window to side elevation.

BEDROOM THREE 8' 7" x 8' 2" (2.64m x 2.50m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Westerly aspect, laid to paving, enclosed by brick walls.





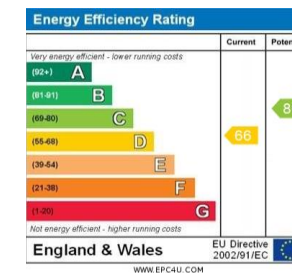
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk