**£239,995**

**32 Rosetta Road**

Southsea, PO4 8JY

LOVELY TWO BEDROOM HOME WITH WEST FACING GARDEN! This traditional brick fronted home is situated in the cul-de-sac location of Rosetta Road, Milton. With Bransbury Park and an abundance of well-regarded schools close-by, we feel this property would make an ideal first time or investment purchase. The accommodation is well-presented with the ground floor offering a living room with feature fireplace, dining room which leads through to the modern fitted kitchen. The first floor comprises the two bedrooms and a newly fitted shower room. A desirable feature for the house, is the low maintenance westerly aspect garden. Additional benefits include gas central heating and double glazing. To view this lovely home, please call the Southsea office located along Marmion Road.

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2

**ENTRANCE** Double glazed door to:-

**LOUNGE** 10' 10" x 11' 11" (3.32m x 3.65m) Double glazed windows to front elevation, laminate flooring, period feature fireplace, radiator, stairs to first floor landing.

**DINING ROOM** 9' 10" x 11' 11" (3.01m x 3.64m) Double glazed window to rear elevation, laminate flooring, storage cupboard, space for fridge/freezer, opening to:-

**KITCHEN** 6' 9" x 7' 10" (2.06m x 2.40m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, spaces and plumbing for washing machine and tumble dryer, electric oven and gas hob, tiled to principal areas.

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

**BEDROOM ONE** 10' 11" x 9' 10" (3.33m x 3.01m) Double glazed window to front elevation, carpeted, radiator, period feature fireplace.

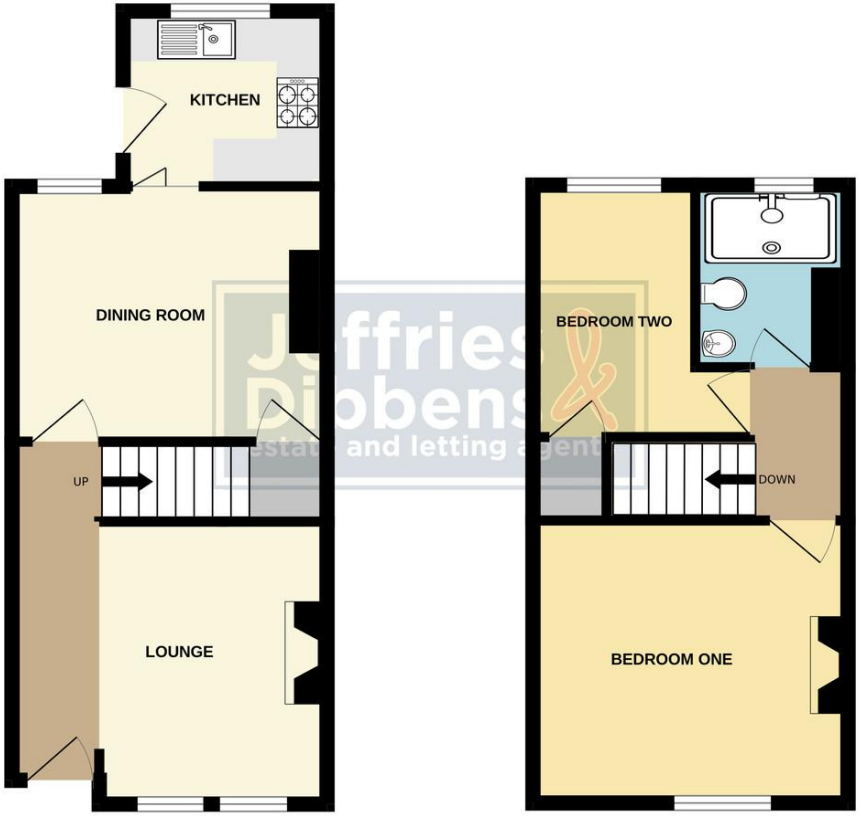
**SHOWER ROOM** 6' 10" x 4' 8" (2.09m x 1.43m) Walk-in shower cubicle with thermostatic mixer and over-sized shower head, close coupled WC, vanity unit housing glass wash bowl with mixer tap and storage below, radiator, vinyl flooring, double glazed window to rear elevation.

**BEDROOM TWO** 9' 10" x 5' 8" (3.01m x 1.74m) Double glazed window to rear elevation, carpeted, radiator, built-in cupboard.

**GARDEN** Laid to artificial lawn with paved area and shrub borders, outside storage, west facing aspect, enclosed by brick walls and wooden fencing.

GROUND FLOOR

FIRST FLOOR




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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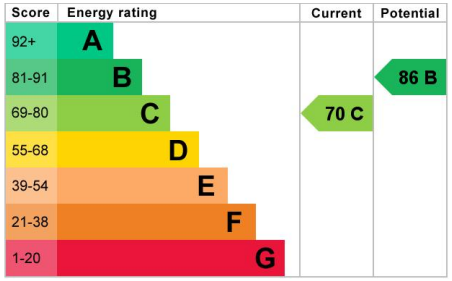
## LOCAL AUTHORITY
Portsmouth City Council

## 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