



11 Havelock Road, Southsea, Hampshire, PO5 1RU

TOWN & COUNTRY
SOUTHERN



Features

- A Recently Reurbished End of Terrace Home
- Four Bedrooms, Two with En-Suites
- Family Bathroom & Downstairs Cloakroom
- 22' Fitted Kitchen

PROPERTY SUMMARY

Located in a one-way system road this Victorian character property is ideally suited for the growing family with extensive living space arranged over three primary floors, the accommodation comprises: hallway, sitting room, dining room, 22' kitchen/breakfast room and cloakroom on the ground floor with three

bedrooms, one having an en-suite shower room and large family bathroom on the first floor with a further bedroom with en-suite shower room on the top floor. The property has been recently refurbished throughout with new floor coverings, redecoration and a fitted kitchen including some appliances. Having side pedestrian access, an enclosed

courtyard low maintenance rear garden, double glazing and gas fired central heating and no forward chain as well as retaining a number of original features including high ceiling, coving and cornicing, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE

Painted and rendered wall with coping stones over, gateway leading to pathway to and main front door, paved forecourt and shingle surround to front, to the right hand side of the property is shared passageway for numbers 7, 9 & 11, side pedestrian gate leading to rear garden twin black painted storm doors leading to:

PORCH

Tiled flooring, internal double-glazed door with frosted panels leading to:

HALLWAY

L shaped, ornate ceiling coving, archway, double glazed frosted window to side aspect, balustrade staircase rising to upper floors, open narrow shelving looking into the dining room, understairs storage cupboard, radiator, double aspect Bioethanol fireplace with inlay pebbles, accessible from both the dining room and hallway, second radiator.

SITTING ROOM

15' 4" into bay window x 10' 5" (4.67m x 3.18m) Double glazed bay window to front aspect with blinds to lower section and leadlight stained-glass panels to upper section, high ceiling with original ceiling coving and cornicing, central ceiling rose, picture rail, high skirting boards, panelled door, radiator, cast iron surround fireplace with tiled inlay and hearth.



DINING ROOM

11' 4" x 11' 0" (3.45m x 3.35m) Double glazed frosted window to side aspect, double glazed door leading to rear garden, high ceiling with ornate coving and ceiling rose, Bioethanol glass surround fireplace with pebble inlay, radiator, panelled door.

KITCHEN

22' 0" x 10' 4" decreasing to 9'0" (6.71m x 3.15m) Comprehensive range of newly fitted tall units and floor units with soft close mechanism and wood block work surface over, inset sink unit with mixer tap, integrated dishwasher with matching door, wooden upstands, double glazed window to side aspect, inset four ring hob with glass splashback, extractor hood, fan and light over, oven under, secondary window to side, range of pan drawers, breakfast bar with wood block surface, cupboards to either end and radiator under, integrated fridge and freezer with matching doors, integrated washing machine with shelf over, ceiling spotlights, tiled flooring, twin double glazed doors leading to rear garden.

CLOAKROOM

Close coupled w.c., vanity unit with wash hand basin and mixer tap, wall mounted boiler supplying domestic hot water and central heating (not tested), small double glazed window to rear aspect.

FIRST FLOOR

Mezzanine landing with steps to rear elevation, steps to primary landing, high ceiling with ornate archway, spotlights, double radiator.

FAMILY BATHROOM

10' 4" x 6' 0" (3.15m x 1.83m) Large shower area with full height screen with drying area to one end, double glazed frosted windows to side aspect, radiator, concealed cistern w.c., radiator, panelled bath with mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap and cupboards under, tiled splashback with mirror over, extractor fan, wall heater.

BEDROOM 4

11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to rear aspect, panelled door, radiator.

FIRST FLOOR MAIN LANDING

To front aspect, balustrade staircase rising to top floor, ceiling spotlights and coving, double glazed window to side aspect.

BEDROOM 2

15' 1" into bay window x 9' 8" increasing to maximum 14'0" (4.6m x 2.95m) Double glazed bay window to front aspect, radiator, picture rail, ceiling coving, panelled door.

EN-SUITE SHOWER ROOM

Shower cubicle with sliding door, drench style hood and separate shower attachment, vanity unit with wash hand basin, mixer tap and cupboards under, close coupled w.c., ceramic tiled to half wall level, mirror fronted medicine cabinet, panelled door, tiled flooring, extractor fan.

BEDROOM 3

12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to rear aspect, radiator, ceiling coving, picture rail, panelled door.

TOP FLOOR

Landing with raised door leading to loft storage space.

BEDROOM 1

11' 3" x 5' 10" (3.43m x 1.78m) Accessed via a corridor with a range of double doored raised wardrobes to one wall, ceiling spotlights, steps leading down to:

PRIMARY BEDROOM AREA

17' 6" x 9' 1" (5.33m x 2.77m) Double glazed windows to side aspect, radiator, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with sliding panelled door, extractor fan, double glazed window to rear aspect with



blind, close coupled w.c., wash hand basin with cupboard under and tiled splashback, heated towel rail, tiled flooring, mirror fronted medicine cabinet.

OUTSIDE

To the rear are painted brick retaining walls with pedestrian side gate, the garden is paved with raised flower borders and wooden seating area, low maintenance bark chipping borders.

AGENTS NOTES

Council Tax Band D - Portsmouth City Council

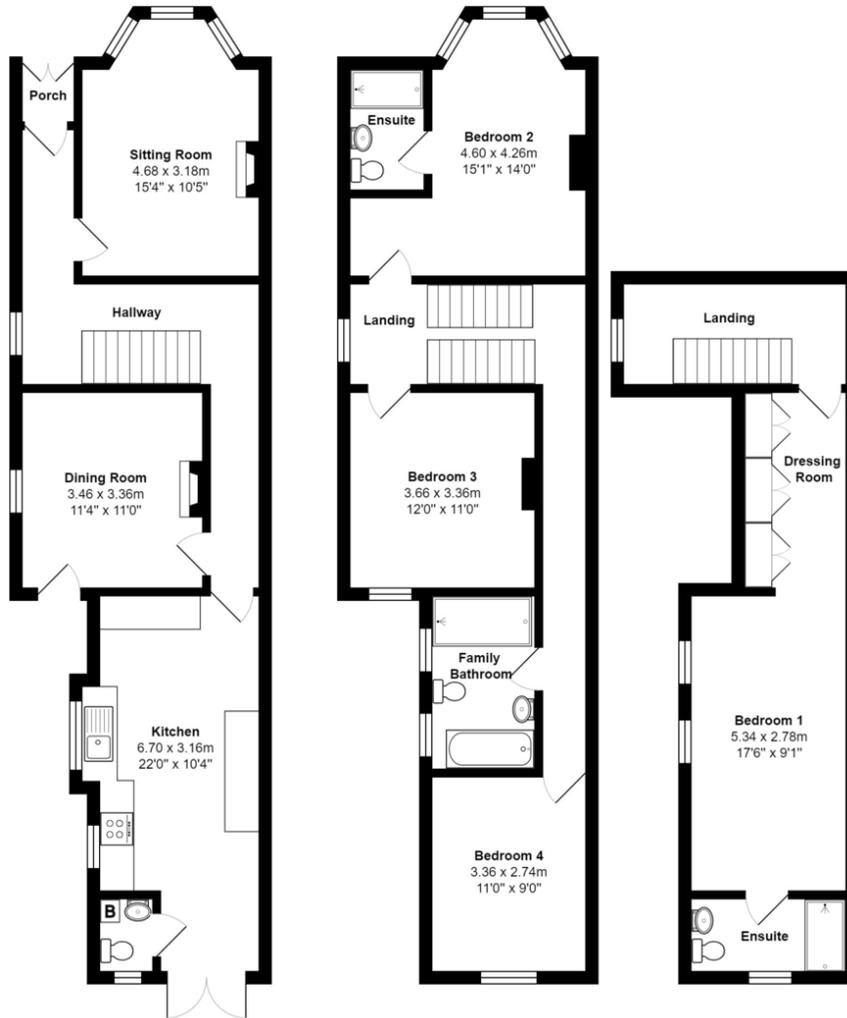
Broadband – ASDL/FTTC Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk))

AML Checks –

By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.