



TWO BEDROOM HOME WITH UPSTAIRS BATHROOM & NO FORWARD CHAIN! A rare opportunity to purchase this unique two bedroom home which can be found along Oxford Road, right in the heart of Southsea. Offered to the market with no forward chain, the property boasts an abundance of period features including unique coving and corbels, and would make an ideal home for an owner occupier or investment purchasers. The accommodation briefly comprises; two reception rooms, fitted kitchen, utility room and cloak room on the ground floor, with two double bedrooms and a spacious upstairs bathroom with bay window on the first floor. An enclosed westerly aspect garden can be found to the rear of the property. Completing the appeal of the home are gas central heating, double glazing and the added bonus of a loft room with a skylight window. Viewings can be arranged by contacting the Southsea branch at your earliest convenience.

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ENTRANCE Double glazed door to:-

HALLWAY Doors to all rooms, stairs to first floor landing, period features including dado rail, coving and corbels.

LIVING ROOM 10' 5" x 9' 8" (3.19m x 2.97m) Double glazed sash window to front elevation, carpet throughout, radiator, period style coving and ceiling rose.

DINING ROOM 9' 10" x 9' 8" (3.02m x 2.97m) Double glazed double doors to garden, radiator, carpet throughout, radiator, under stairs cupboard.

KITCHEN 11' 5" x 9' 11" into bay (3.50m x 3.03m) Fitted kitchen comprising range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, gas hob with electric oven beneath, double glazed bay window to side elevation, tiled to principal areas, door to:-

UTILITY ROOM 5' 0" x 4' 7" (1.53m x 1.42m) Base level units, space and plumbing for washing machine, wall mounted combination boiler, double glazed window to rear elevation, door to:-

CLOAKROOM Concealed WC, double glazed window to rear elevation.

LANDING Doors to both bedrooms.

BEDROOM ONE 10' 4" x 12' 9" (3.17m x 3.91m) Double glazed sash window to front elevation, carpet throughout, radiator, period style coving, built-in wardrobe.

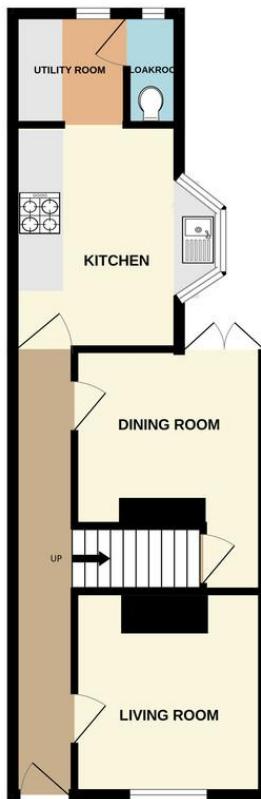
BEDROOM TWO 9' 11" x 12' 9" (3.04m x 3.91m) Double glazed window to rear elevation, carpet throughout, radiator, door and stairs to loft room.

BATHROOM 11' 6" x 8' 7" (3.52m x 2.63m) Fitted bathroom comprising panel enclosed bath with shower attachment, pedestal hand basin, low level WC, radiator, double glazed bay window to side elevation, double glazed window to rear elevation.

LOFT ROOM 14' 0" x 12' 9" (4.28m x 3.90m) Restricted head height, carpet throughout, skylight window.

GARDEN Westerly aspect garden, laid to paving with shrub borders.

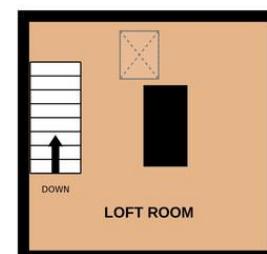
GROUND FLOOR



FIRST FLOOR



LOFT ROOM

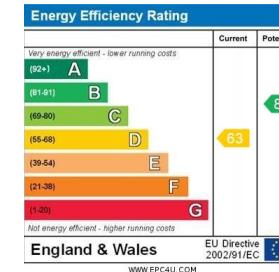


LOCAL AUTHORITY
Portsmouth City Council

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.

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, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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