



3 Bramble Road  
Southsea, PO4 0DT  
**Asking Price £230,000**

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



### 3 Bramble Road, Southsea, PO4 0DT

2 BEDROOM END OF TERRACE HOUSE OFFERED WITH NO CHAIN. The accommodation comprises 2 double bedrooms, 2 separate reception rooms, fitted kitchen with appliances, ground floor bathroom. The property is fitted with double glazing, gas central heating and enclosed rear garden. Conveniently located close to Albert Road, bars, shops, restaurants, cafes, bus routes and train station.

#### Entrance Hall

Double glazed front door, coved ceiling, radiator, stairs to first floor.

#### Reception Room

10'4 x 9'8 (3.15m x 2.95m)

Double glazed window to front, coved ceiling, radiator, meter cupboard.

#### Lounge

10'4 x 12'8 (3.15m x 3.86m)

Double glazed window to rear, coved ceiling, radiator, understairs storage cupboard.

#### Kitchen

11'1 x 7'8 (3.38m x 2.34m)

One and a half bowl stainless steel sink unit with a range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, washing machine, tumble dryer, fridge freezer, part tiled walls, radiator, double glazed window to side and double glazed door to garden.

#### Bathroom

5'5 x 7'9 (1.65m x 2.36m)

White suite comprising bath, WC, wash hand basin, double glazed window to rear, radiator, spotlights, extractor.

#### First Floor Landing

Hatch to loft.

#### Bedroom 1

10'4 x 13'1 (3.15m x 3.99m)

Double glazed window to front, built in wardrobe, coved ceiling, laminate flooring, radiator.

#### Bedroom 2

10'4 x 12'8 (3.15m x 3.86m)

Double glazed window to rear, coved ceiling, built in wardrobe, cupboard with radiator.

#### Garden

Enclosed rear garden with walled boundaries, laid to shingle, outside tap, 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.





**Bramble Road, Southsea, PO4 0DT**

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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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

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