

£250,000
9 Wainscott Road
Southsea, PO4 9NN

BEAUTIFUL PROPERTY IN HIGHLY SOUGHT AFTER LOCATION! A truly beautiful home situated in arguably one of Southsea's most requested pockets. Wainscott Road is found in a cul-de-sac within the ever popular 'Eastney Village', moments from the seafront and in a great position for access to the bustling Albert Road, with its abundance of independent shops, cafes and eateries. Well-presented throughout, this home is one not to be missed! The accommodation here briefly comprises, two double bedrooms, two reception rooms and a beautiful fitted kitchen and bathroom. The home provides gas central heating and double glazing throughout, with a enclosed rear garden completing the appeal. Book your viewing today to avoid disappointment!

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ENTRANCE Obscure double glazed door to:-

HALLWAY Stairs to first floor landing, wood flooring.

LOUNGE 10' 10" x 9' 6" (3.31m x 2.90m) Double glazed window to front elevation, engineered oak flooring, meter cupboard incorporating TV stand housing electric consumer unit, two 'Victorian' style radiators, stairs to first floor landing, through to:-

DINING ROOM 9' 5" x 12' 8" (2.88m x 3.88m) Double glazed door to garden, under stairs storage cupboard, radiator, vinyl flooring, through to:-

KITCHEN 11' 8" x 7' 6" (3.57m x 2.29m) Double glazed window to side elevation, fitted kitchen comprising base level units incorporating square edge work surfaces, Kenwood 'Range' style cooker with five burner gas hob, stainless steel extractor hood over, one and a half ceramic sink and drainer unit with spray mixer tap, integral washing machine, space for tall fridge/freezer, fitted cupboard housing combination boiler, radiator, stripped solid wood flooring, door to:-

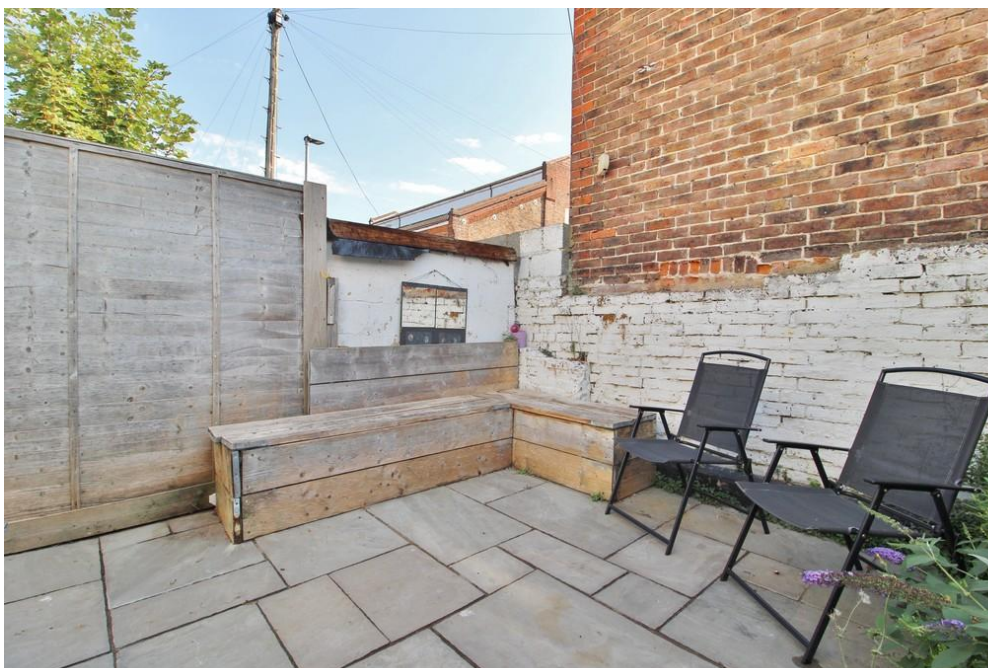
BATHROOM 6' 2" x 6' 10" (1.90m x 2.10m) Obscure double glazed window to rear elevation, contemporary suite comprising panel enclosed bath with central mixer taps, thermostatic shower over, glass shower screen, basin with contemporary mixer tap in vanity unit, close coupled WC, tiled to principal areas and tiled flooring, 'Victorian' style radiator.

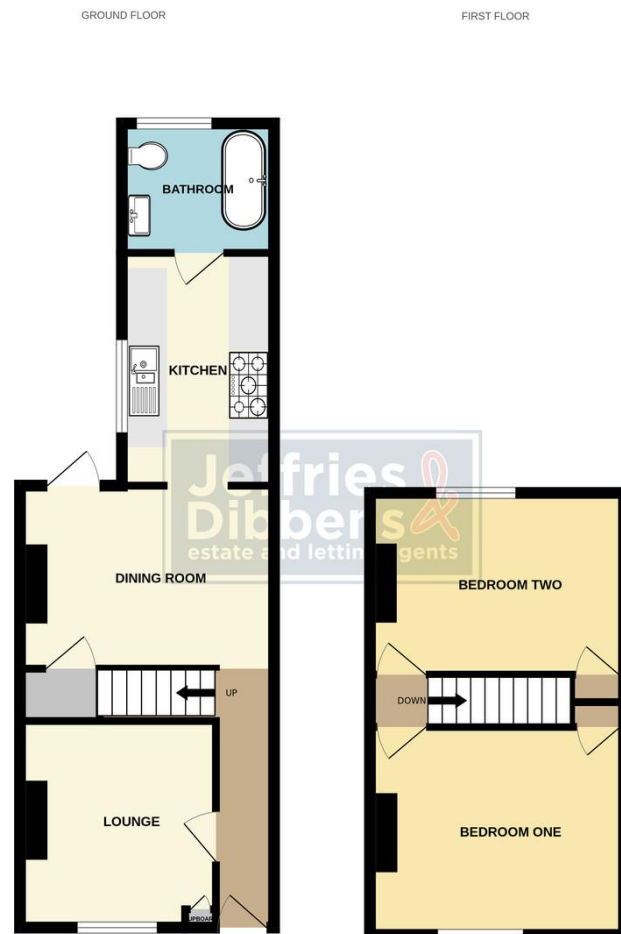
FIRST FLOOR LANDING Doors to both bedrooms, loft access.

BEDROOM ONE 10' 11" x 12' 8" (3.34m x 3.87m) Double glazed window to front elevation, vinyl flooring, radiator, built-in storage cupboard.

BEDROOM TWO 9' 5" x 12' 7" (2.89m x 3.86m) Double glazed window to rear elevation, stripped solid wood flooring, radiator, built-in storage cupboard.

GARDEN 12' 0" (3.68m) Enclosed by brick walls and wooden fencing, laid to slate paving with raised olive tree border and seating, outside tap.





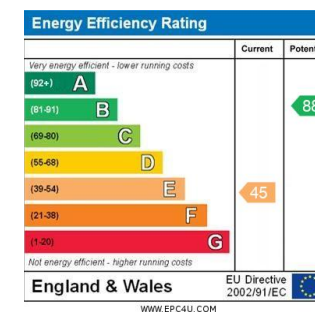
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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