

£275,000
19 Glasgow Road
Southsea, PO4 8HR

THREE BEDROOM HOME WITH SOUTH FACING GARDEN & NO CHAIN! This double bay and forecourt home is located along Glasgow Road, a desirable location within Eastney being close by to Bransbury Park and the seafront. Offered to the market with no forward chain, the property requires modernisation throughout and will be an ideal purchase for someone looking to put their own stamp on a property. The internal accommodation comprises; entrance porch, fitted kitchen, cloakroom, conservatory and a 31ft lounge/diner on the ground floor, with three bedrooms and an up stairs bathroom suite occupying the first floor. To the rear, there is a southerly aspect garden with brick-built shed. Additional benefits include gas central heating and double glazing. Viewings can be arranged by contacting the Southsea office along Mar mion Road.

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ENTRANCE Forecourt enclosed by brick wall and metal gate, double glazed front door to:-

PORCH Door to:-

LOUNGE/DINER 31' 2" into bay x 13' 1" (9.50m x 4.00m) Double glazed square bay to front elevation, double glazed door to garden, double glazed window to rear elevation, laminate flooring, exposed brick feature fireplace, radiators, door to:-

KITCHEN 10' 3" x 8' 7" (3.13m x 2.62m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and gas hob, space and plumbing for washing machine, cupboard housing wall mounted combination boiler, double glazed window to side elevation.

CLOAKROOM Close coupled WC, wall mounted wash basin, double glazed window to side elevation.

CONSERVATORY Double glazed doors to garden.

FIRST FLOOR LANDING Doors to all rooms, loft access.

BEDROOM ONE 13' 3" x 13' 1" at widest point (4.06m x 4.01m) Double glazed square bay window to front elevation, radiator, carpeted.

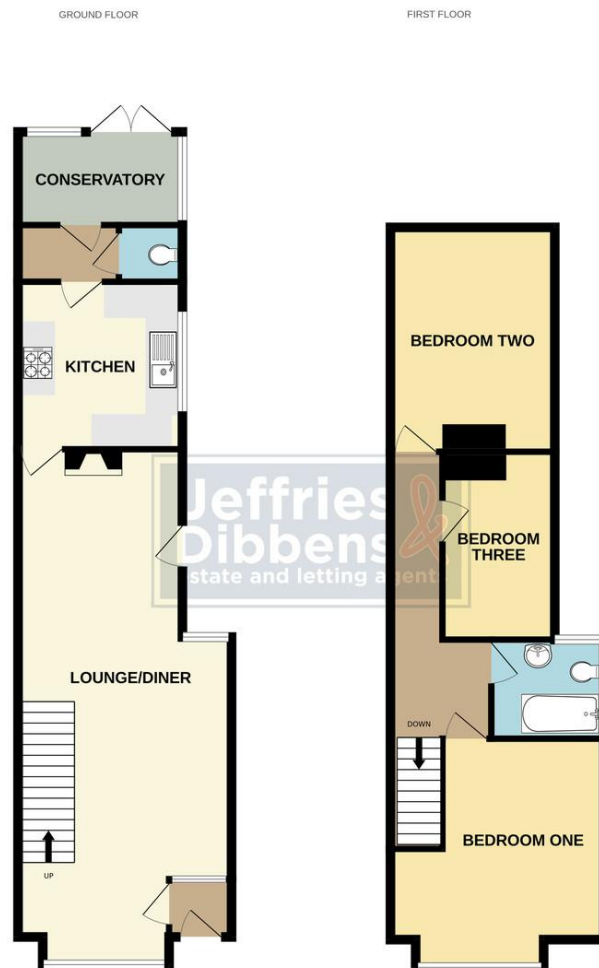
BATHROOM Panel enclosed bath with thermostatic mixer with shower attachment, low level WC, pedestal mounted wash basin, tiled to principal areas, radiator.

BEDROOM THREE 11' 3" x 7' 6" (3.45m x 2.29m) Double glazed window to side elevation, carpeted, radiator.

BEDROOM TWO 12' 7" x 8' 8" (3.84m x 2.65m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Laid to paving with shrub borders, brick-built shed, south facing





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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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
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