

£240,000
93 Londesborough Road
Southsea, PO4 0EU

TWO BEDROOM HOME WITH OPEN PLAN KITCHEN/DINER & WEST FACING GARDEN! A traditional mid terraced home in arguably one of Southsea's most popular residential pockets. Londesborough Road is located within close proximity to Fratton Train station and the hub of Albert Road. The accommodation which is well-presented throughout, briefly comprises; living room, lovely fitted bathroom suite and a modern fitted open plan kitchen/diner on the ground floor, with two double bedrooms on the first floor. Externally, you will find a westerly aspect garden. Additional benefits for the home include gas central heating and double glazing. An internal viewing is advised at your earliest opportunity.

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ENTRANCE Wooden door to:-

PORCH Door to:-

LOUNGE 9' 11" x 11' 6" (3.04m x 3.52m) Double glazed window to front elevation, laminate flooring, radiator, stairs to first floor landing, door to:-

KITCHEN/DINER

DINING ROOM 9' 10" x 11' 6" (3.00m x 3.52m) Double glazed window to rear elevation, laminate flooring, radiator, under stairs storage cupboard, opening to:-

KITCHEN 10' 11" x 7' 5" (3.35m x 2.27m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, gas hob with electric oven and extractor hood over, space for fridge/freezer, one and a half BOWLSink and drainer unit with mixer tap, tiled splash back, double glazed window to side elevation, door to lean-to, door to:-

BATHROOM 4' 7" x 7' 2" (1.40m x 2.19m) Panel enclosed bath with shower attachment and rainfall shower head, low level WC, wall mounted hand basin, tiled to principal areas, towel rail radiator, double glazed obscure window to rear elevation.

LEAN TO Space and plumbing for washing machine, vinyl flooring, door to garden.

LANDING Doors to both bedrooms, carpet throughout.

BEDROOM TWO 10' 2" x 11' 6" (3.10m x 3.53m) Double glazed window to front elevation, carpet throughout, radiator, loft hatch.

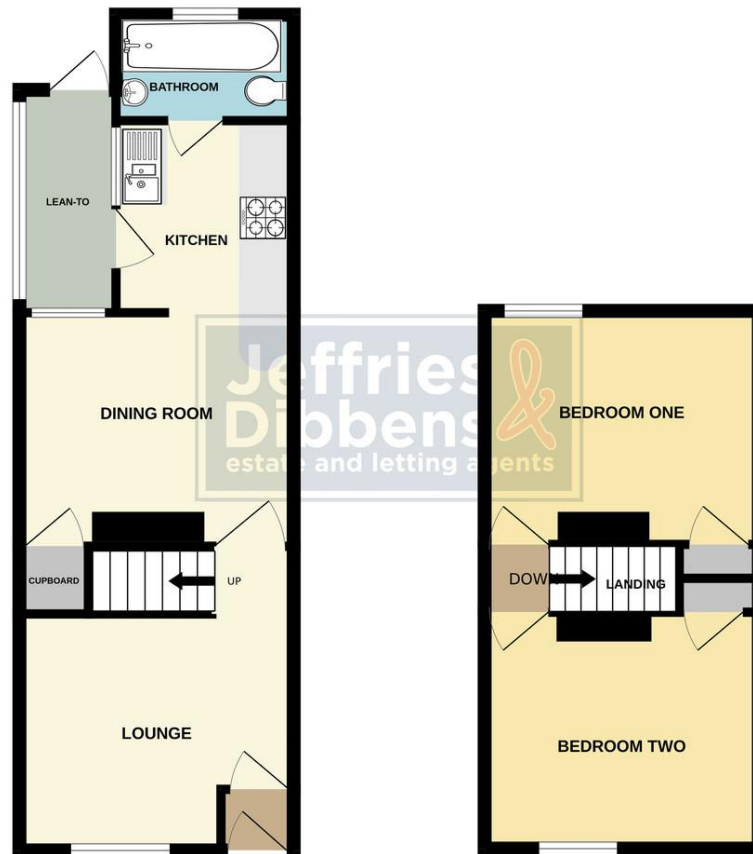
BEDROOM ONE 10' 1" x 11' 6" (3.09m x 3.53m) Double glazed window to rear elevation, carpet throughout, radiator, built-in cupboard.

GARDEN Westerly aspect, laid to artificial lawn with paved area, enclosed by wooden fencing, wooden shed.



GROUND FLOOR

FIRST FLOOR



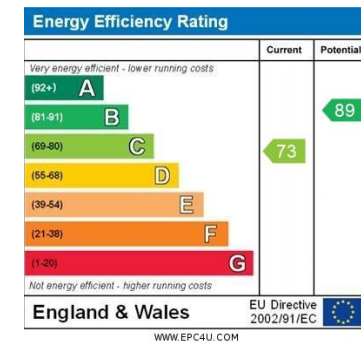
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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