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12 Amberley Road

, Portsmouth, PO2 0TG

Offers in the region of £360,000

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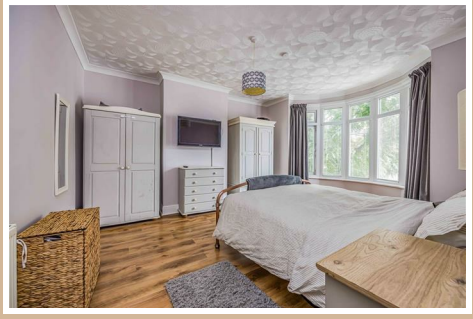


12 Amberley Road

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Offers in the region of £360,000





Situated on the popular Amberley Road in Hilsea, this well presented three bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors, together with a useful loft room and a substantial double length garage/workshop.

On the ground floor, the welcoming entrance hall provides access to the first reception room. The generous living room is positioned to the front of the property and benefits from a pleasant bay window, creating a bright and inviting space for relaxing, there is ample room for multiple sofas and other furnishings. To the rear is a well proportioned open plan kitchen /diner / family room, providing an excellent area for entertaining and family meals, with doors leading through to the conservatory. The kitchen itself offers a practical range of wall and base units, work surfaces and benefits from a range of integrated appliances such as a fridge / freezer and dishwasher.

The conservatory provides an additional reception space and could work particularly well as a playroom, home office or quiet sitting area, with access towards the rear garden. There is a useful utility room, while a separate WC adds further convenience

To the first floor are three bedrooms and the family bathroom. The master bedroom is a particularly generous room with a feature bay window, while bedroom two is also a good sized double room. Bedroom three provides a useful additional bedroom, nursery or study depending on the requirements of the new owner. The family bathroom is well positioned to serve all three bedrooms, and is complete with a bath with overhead shower, sink with fitted storage unit, toilet and towel radiator.

The second floor provides an additional loft room, offering a valuable and versatile space. This room has previously been used as a bedroom and would make an ideal guest room, home office, or additional living space, subject to any necessary consents.

Outside, the property benefits from a well sized, south facing rear garden offering ample outdoor space. A major feature is the substantial double length garage/workshop, measuring approximately 30ft long, providing excellent parking, storage and workshop facilities.

The property is presented in good condition throughout and offers a combination of well-proportioned rooms, practical family accommodation and considerable versatility. Additional benefits include original period features, gas central heating and double glazing.

Amberley Road is conveniently positioned within Hilsea, close to many local amenities, good transport links and excellent schools.

Viewings are highly advised, please contact the office to arrange your appointment. -

- DOUBLE LENGTH GARAGE & SHARED DRIVEWAY
- THREE BEDROOMS & LOFT ROOM
- DOWNSTAIRS W.C & UTILITY
- OPEN PLAN KITCHEN DINER
- SEMI DETACHED
- LARGE SOUTH FACING GARDEN
- IMPRESSIVE FAMILY HOME
- CLOSE TO LOCAL AMENITIES & GOOD SCHOOLS











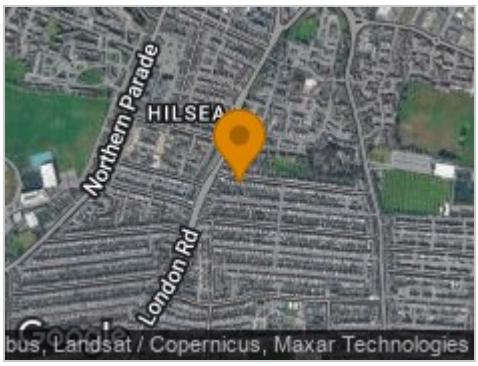




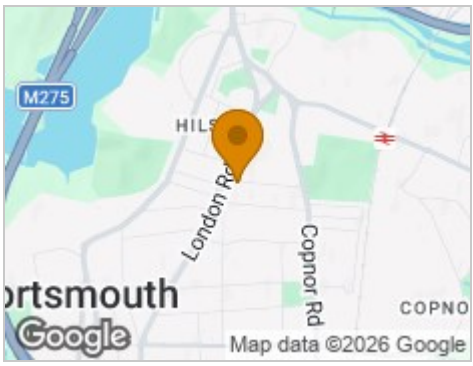
Road Map



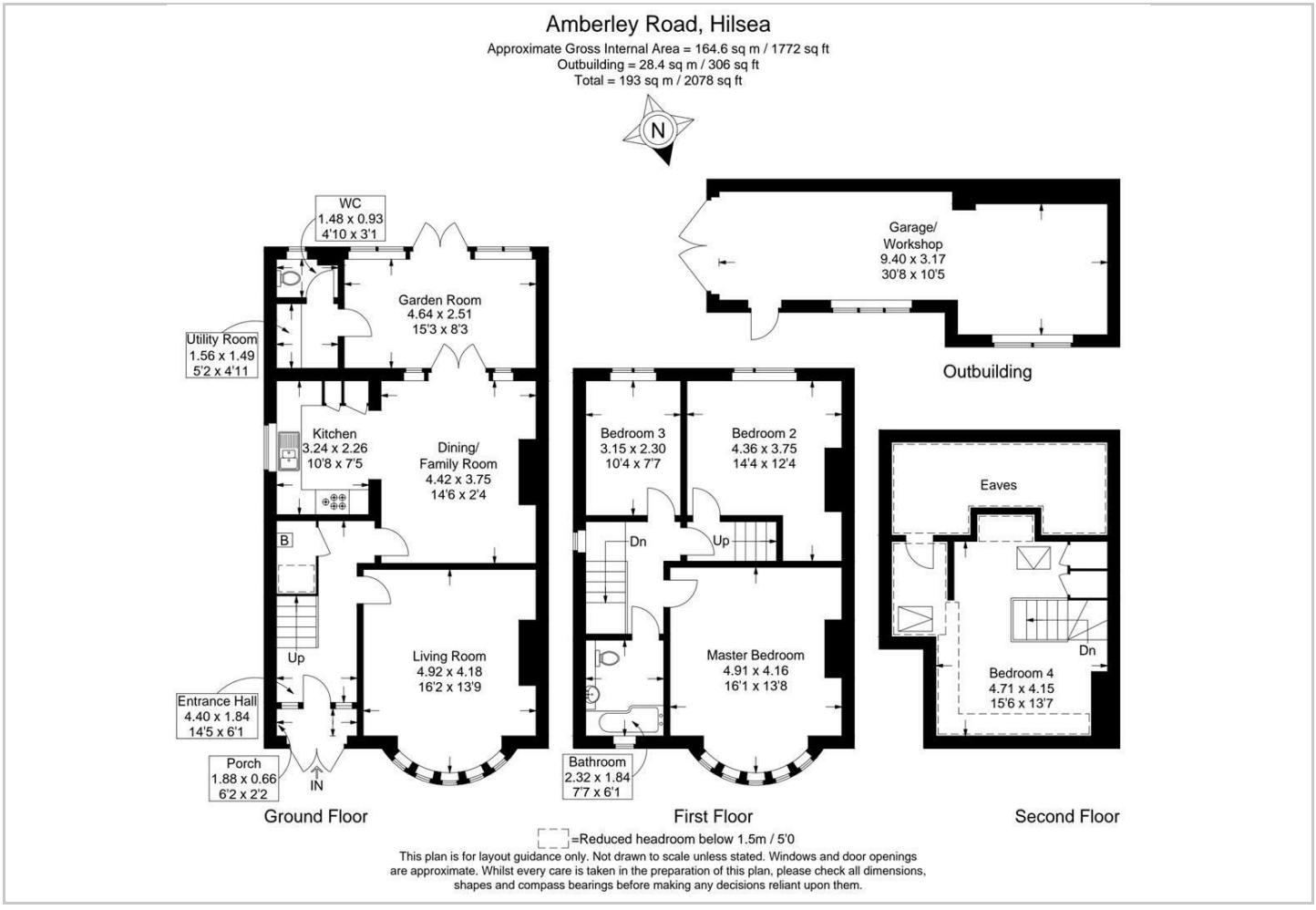
Hybrid Map



Terrain Map



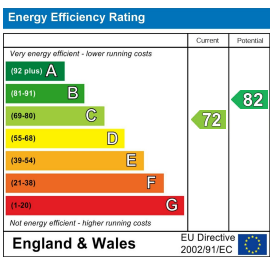
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.