

£325,000
10 Haslemere Road
Southsea, PO4 8AY

END TERRACED HOME WITH GARAGE! This end terraced home is situated on a corner plot in arguably one of Southsea's most popular residential locations. Grayshott Road is perfectly placed with Milton Park, Winter Road shopping area and local transport links all close by. The ground floor accommodation briefly comprises; entrance hallway, living room with bay window, dining room, cloakroom and fitted kitchen. The first floor benefits from three generously sized bedroom and the family bathroom suite. Externally, there is a low maintenance garden with pedestrian access, which leads via a personal door to the garage which is highly desirable within this location. Gas central heating and double glazing complete the appeal for this property. An internal viewing is highly recommended at your earliest opportunity.

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ENTRANCE Double glazed door to:-

HALLWAY Stairs to first floor landing, radiator, doors to all rooms.

LOUNGE 14' 3" x 13' 7" (4.35m x 4.15m) Double glazed bay window to front elevation, radiator, carpeted, electric fireplace.

KITCHEN 8' 10" x 7' 8" (2.70m x 2.34m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl sink and drainer unit, electric oven, gas hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, tiled flooring, radiator, door to:-

LEAN-TO Vinyl flooring, door to garden.

CLOAKROOM Close coupled WC.

DINING ROOM 12' 8" x 9' 10" (3.87m x 3.00m) Double glazed window to side elevation, carpeted, radiator.

FIRST FLOOR LANDING Doors to all rooms, carpeted, loft access, double glazed window to side elevation.

BEDROOM TWO 9' 3" x 9' 9" (2.84m x 2.98m) Double glazed window to side elevation, radiator. carpeted.

BATHROOM 6' 9" x 3' 10" (2.06m x 1.17m) Panel enclosed bath with thermostatic mixer, pedestal mounted wash basin, low level WC. tiled to principal areas and tiled flooring, double glazed window to side elevation.

BEDROOM THREE 8' 10" x 7' 8" (2.71m x 2.34m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM ONE 11' 11" x 13' 7" (3.65m x 4.16m) Double glazed window to front elevation, carpeted, radiator.

GARDEN West facing, laid to shingle, rear pedestrian access, enclosed by brick walls, personal door to:-

GARAGE 13' 9" x 7' 11" (4.20m x 2.42m) Wooden double doors.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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.

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