



## 12 Euston Road , Southsea, PO4 8RX

**Offers in excess of £300,000**

Nestled in the vibrant area of Southsea, this charming end-terrace house on Euston Road presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort. The heart of the home is a newly renovated open-plan kitchen diner, which features elegant French doors that lead directly to the garden, creating a seamless flow between indoor and outdoor living.

Throughout the house, you will find new double-glazed windows, ensuring a warm and quiet environment, as well as fresh carpets and flooring that enhance the modern aesthetic. The property has been re-plastered and repainted throughout, providing a clean and inviting atmosphere. The upstairs shower room is complemented by a separate W.C., adding convenience for busy mornings.

Additional features include a utility room on the ground floor, perfect for laundry and storage, and ample attic space for further storage needs. The garden is a delightful retreat, laid to lawn with side access, a shed, and a summer house, offering a perfect spot for relaxation or entertaining. There is also a gravelled area that could potentially serve as off-road parking, accessible via Avocet Close, subject to the necessary drop curb ( please enquire for further information regarding cost ). Street parking is readily available at the front of the property.

Situated in a popular location, this home is conveniently close to major transport links, shops, and schools, making it an ideal choice for families. Available now and chain-free, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in Southsea.

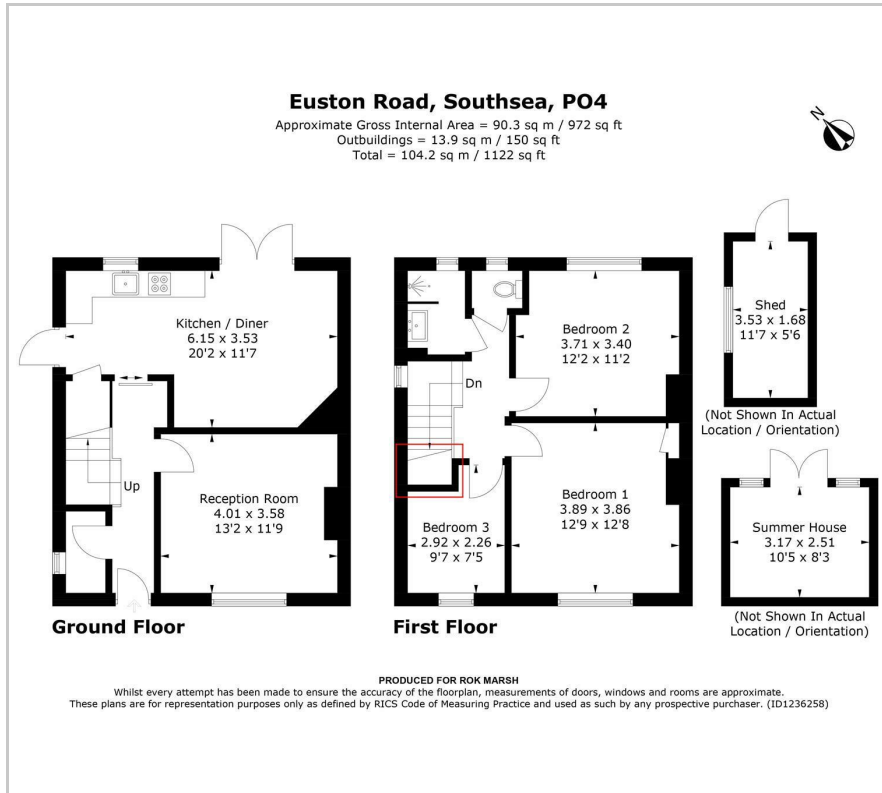
- Three Bedrooms
- End Of Terrace
- Renovated Throughout ; Replastered, Repainted, New Windows, New Flooring
- New Kitchen - Open Plan With French Doors To Garden
- New Shower Room
- Potential For Off Road Parking
- CHAIN FREE
- Good Size Garden With Side Access

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.

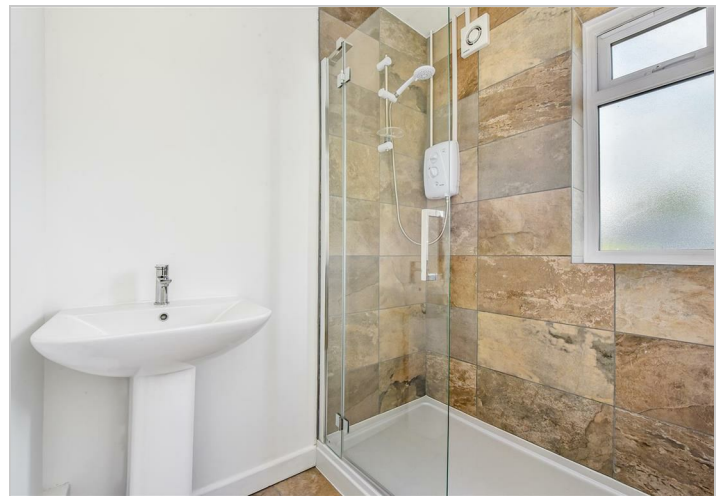
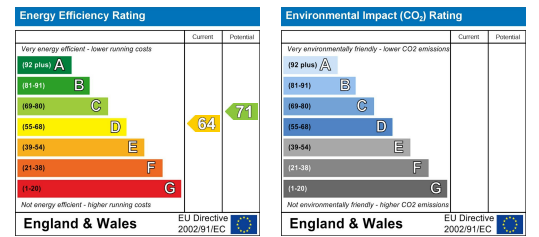


# Floor Plan

# Area Map



# Energy Efficiency Graph



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