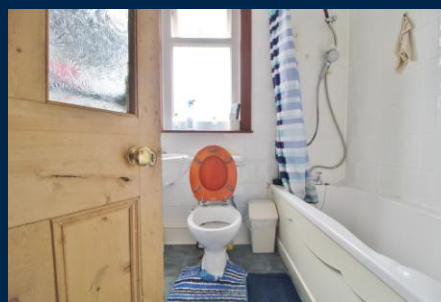




£300,000 Freehold



4 Heyshott Road
Southsea
Hampshire
PO4 8AX

- Bay & Forecourt Home
- Three Bedrooms
- Mature Rear Garden
- Two Reception Rooms

Email - southsea@jeffries.co.uk Tel - 023 9236 1111

"THREE BEDROOM HOME WITH TWO RECEPTION ROOMS & LOFT ROOM! This bay and forecourt home can be found in the popular residential pocket of Heyshott Road, Southsea. Ideally positioned with easy access out of the city, Winter Road shopping areas and well regarded schools nearby. The internal accommodation, which requires some modernisation, comprises; entrance hall, lounge, separate dining room, fitted kitchen and conservatory. Three generously sized bedrooms and family bathroom occupy the first floor. Additional benefits for this home include gas central heating, a mature rear garden and a loft room. We highly advise an internal viewing at your earliest convenience so please call Jeffries & Dibbens to arrange this."

Eddie Lewis, Sales Manager, Southsea Office

FORECOURT

Paved throughout, double glazed door to:-

ENTRANCE HALL

Double glazed window to front elevation, radiator, laminate flooring, period style dado rail, storage cupboard, doors to all rooms.

LOUNGE

14' 7" into bay x 10' 9" at widest point (4.46m x 3.28m)
Double glazed bay window to front elevation, laminate flooring, radiator, period style features including; ceiling rose, picture rail and coving.

DINING ROOM

13' 10" x 10' 9" (4.23m x 3.28m) Sash window to rear elevation, wooden door to conservatory, period style stained-glass windows and coving, period feature fireplace, laminate flooring.

KITCHEN

10' 7" x 7' 3" (3.23m x 2.22m) Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit, electric oven with gas hob, radiator, laminate flooring, window to rear elevation, door to:-

CONSERVATORY

16' 11" x 9' 3" (5.16m x 2.82m) Base level units, space for fridge and freezer, space and plumbing for washing machine and dishwasher, cupboard housing wall mounted boiler, double glazed doors to garden.

WC

Low level WC, window to rear elevation.

LANDING

Doors to all rooms, carpet throughout.

BEDROOM THREE

9' 9" x 8' 1" (2.98m x 2.48m) Double glazed window to rear elevation, carpet throughout, radiator, built-in storage cupboard.

BEDROOM TWO

13' 10" x 8' 6" (4.24m x 2.61m) Double glazed window to rear elevation, carpet throughout, radiator, built-in wardrobe.

BEDROOM ONE

11' 10" x 10' 9" (3.63m x 3.29m) Double glazed windows to front elevation, carpet throughout, radiator, period feature fireplace, built-in wardrobe.

BATHROOM

5' 10" x 5' 10" (1.78m x 1.79m) Fitted bathroom comprising panel enclosed bath with electric shower unit over, low level WC, pedestal hand basin, double glazed window to front elevation, radiator.

LOFT ROOM

16' 7" x 13' 7" (5.08m x 4.16m) Double glazed skylight window, carpet throughout, eaves storage.

GARDEN

Mainly laid to lawn with artificial lawn area, shed, shrub borders, enclosed by brick walls and wooden fencing.

COUNCIL TAX

Band B



Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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