



£249,900
20 Holland Road
Southsea, PO4 0EB

LOVELY TWO BEDROOM HOME WITH OPEN PLAN LIVING ROOM & GARDEN ROOM! Situated within a popular cul-de-sac location within the heart of Southsea, is this mid terraced home on Holland Road. The accommodation, which is well presented throughout, comprises; entrance porch, 20ft (approx.) open plan living room, fitted kitchen and family bathroom suite on the ground floor, with two double bedrooms occupying the first floor. To the rear of the home, there is a generously sized garden and the addition of a garden room, which is perfect for a gym or home office. Gas central heating and double glazing complete the attraction for this house. We highly advised an internal viewing to fully appreciate all the property has to offer.

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ENTRANCE Double glazed door to:-

PORCH Cupboard housing electric and gas meters, door to:-

LIVING ROOM 20' 4" x 13' 1" (6.22m x 4.00m) Double glazed window to front elevation, radiator, solid wood flooring, stairs to first floor landing, double glazed double doors to garden.

KITCHEN 11' 0" x 7' 3" (3.37m x 2.23m) Lovely fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, double bowl sink with mixer tap, five ring burner gas hob, electric double oven, extractor hood, space for fridge/freezer, space and plumbing for dishwasher, tiled flooring, double glazed window to side elevation.

LOBBY Double glazed door to garden, radiator, tiled flooring, space and plumbing for washing machine, tiled to principal areas, door to:-

BATHROOM 5' 6" x 7' 1" (1.68m x 2.18m) Panel enclosed bath with thermostatic mixer and shower attachment, pedestal mounted wash basin, low level WC, tiled to principal areas and tiled flooring, radiator, double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to both bedrooms, carpeted.

BEDROOM ONE 9' 11" x 13' 1" (3.04m x 4.00m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM TWO 10' 0" x 10' 4" (3.06m x 3.16m) Double glazed window to rear elevation, carpeted, radiator.

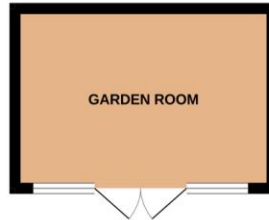
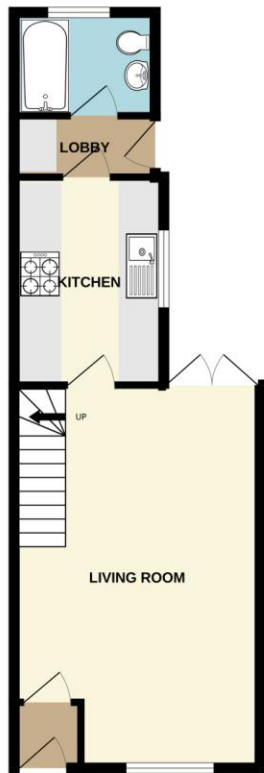
GARDEN 44' 1" (13.45m) Laid to paving with lawn area and shrub borders.

OFFICE/GARDEN ROOM 9' 8" x 12' 10" (2.96m x 3.92m) Double glazed window to front elevation, electric heater, laminate flooring, power and light.

GROUND FLOOR

FIRST FLOOR

2ND 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT

023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk