



92 Orchard Road  
Southsea, PO4 0AB

**Asking Price £390,000**

**co**groves

Sales, Rentals and Block Management

## 92 Orchard Road, Southsea, PO4 0AB

SPACIOUS 4 BEDROOM FAMILY HOME WITH SOUTHERLY FACING GARDEN. The accommodation comprises 4 double bedrooms, 3 reception rooms, fitted kitchen, utility room, ground floor shower room, cellar, first floor bathroom with separate WC. Other benefits include southerly facing rear garden, some period features, double glazing, gas central heating and enclosed rear garden. Located in this convenient area just a short walk to Fratton Train Station, supermarkets, bus routes and Albert Road.

### Entrance Lobby

Stained glass front door leading to lobby, tiled flooring, stained glass door leading to:

### Entrance Hall

Coved ceiling, radiator, stairs to cellar and stairs to first floor.

### Lounge

15'5 x 12'4 (4.70m x 3.76m)

Double glazed bay window to front, stripped floorboards, coved ceiling, tiled fireplace surround, picture rail, radiator.

### Family Room

15'7 x 10'8` (4.75m x 3.25m)

Two double glazed windows to front, coved ceiling, picture rail, storage cupboard, radiator.

### Dining Room

11'4 x 14'7 (3.45m x 4.45m)

Double doors to rear leading to utility room. Picture rail, laminate flooring, storage cupboard, radiator.

### Kitchen

14'1 x 10'2 max (4.29m x 3.10m max)

Double glazed window to rear, single drainer stainless steel sink unit with range of wall and base cupboards, fitted oven, hob, extractor, part tiled walls, Vaillant boiler, door to:

### Utility Room

12'9 x 5'9 (3.89m x 1.75m)

Plumbing for washing machine and dishwasher, tiled flooring, radiator, door to garden.

### Shower Room

3' x 7'3 (0.91m x 2.21m)

Shower cubicle, wash hand basin, WC, tiled walls, double glazed window to side, extractor.

### Cellar

14'7 x 9'5 max (4.45m x 2.87m max)

Gas and electric meter, consumer unit.

### First Floor Landing

Storage cupboard and stairs to top floor.

### Bedroom 1

15'5 into bay x 16'3 (4.70m into bay x 4.95m)

Double glazed bay window to front, coved ceiling, feature fireplace, picture rail, storage cupboard, radiator.

### Bedroom 2

16' x 10'9 (4.88m x 3.28m)

Two double glazed windows to front, coved ceiling, feature fireplace, picture rail, radiator.

### Bedroom 3

11' x 14'7 (3.35m x 4.45m)

Double glazed window to rear, storage cupboard, radiator.

### Bathroom

6'4 x 7'1 (1.93m x 2.16m)

Double glazed window to rear, bath with shower over, WC, wash hand basin, tiled walls, heated towel rail, extractor.

### WC

3'8 x 3'1 (1.12m x 0.94m)

WC, wash hand basin, double glazed window to rear.

### Top Floor Landing

Skylight window, storage cupboard.

### Bedroom 4

14'8 x 10'9 (4.47m x 3.28m)

Double glazed window to rear, storage cupboard, radiator.

### Garden

Southerly facing rear garden with walled and fenced boundaries, patio area.

### Additional Information

Tenure - Freehold

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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