



92 Percy Road, Southsea

Offers in Region of £250,000





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Southsea

This beautifully modernised and freshly decorated home is ideally located for excellent train links, road connections, and local amenities in Southsea and central Portsmouth.

The property opens into a welcoming living room with a charming bay window and window seat, creating a bright and airy space. Flowing through the middle of the house is a versatile area, perfect as a dining space, home office, or additional sitting room, with a large storage cupboard, glass-panel door to the garden, and an archway into the kitchen.

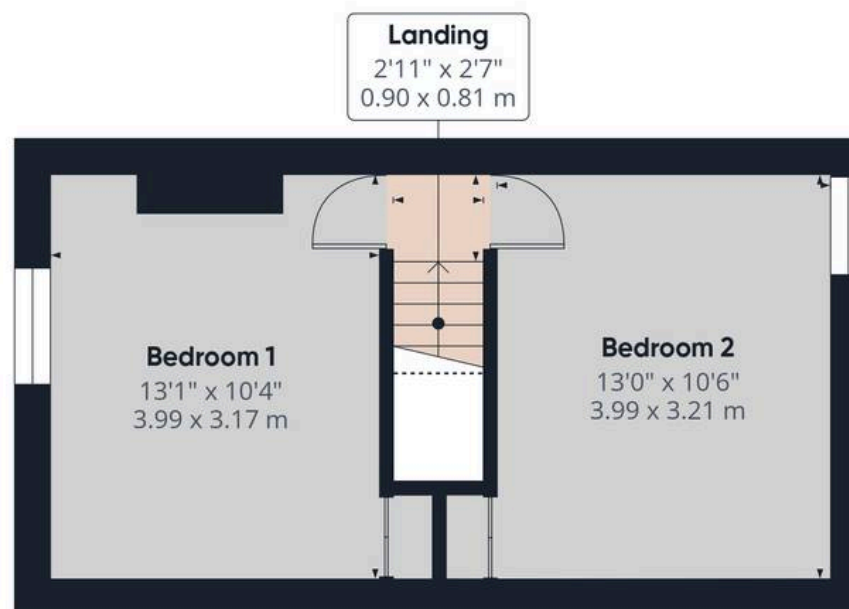
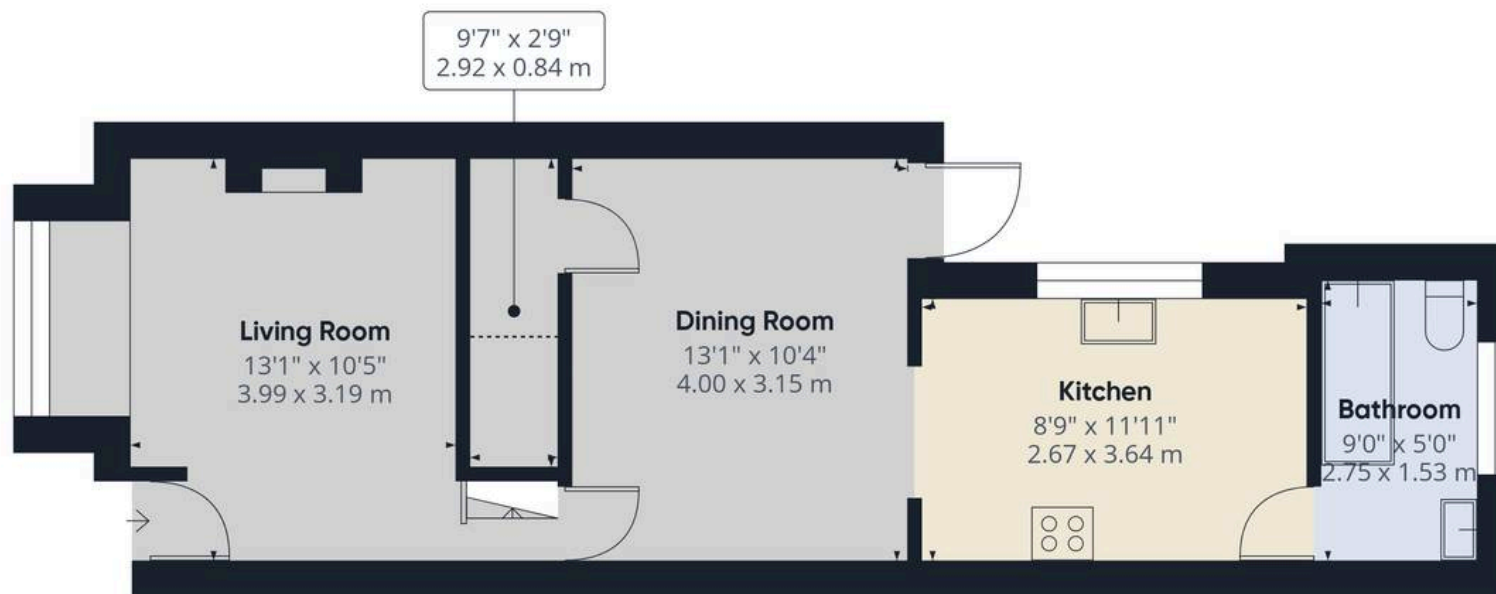
The generous kitchen features a built-in hob and oven, plenty of space for appliances, and a large side window. A door at the end leads to a modern bathroom with a contemporary suite and bath with shower over.

Upstairs, there are two double bedrooms, both with storage cupboards. Outside, the good-sized garden with patio and borders is ideal for entertaining.

Ready to move in and with no chain, early viewing is recommended.

Material Information • Tenure: Freehold • Council Tax: Band B • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk





Floor 1

Approximate total area⁽¹⁾

756 ft²

70.3 m²

Reduced headroom

11 ft²

1 m²

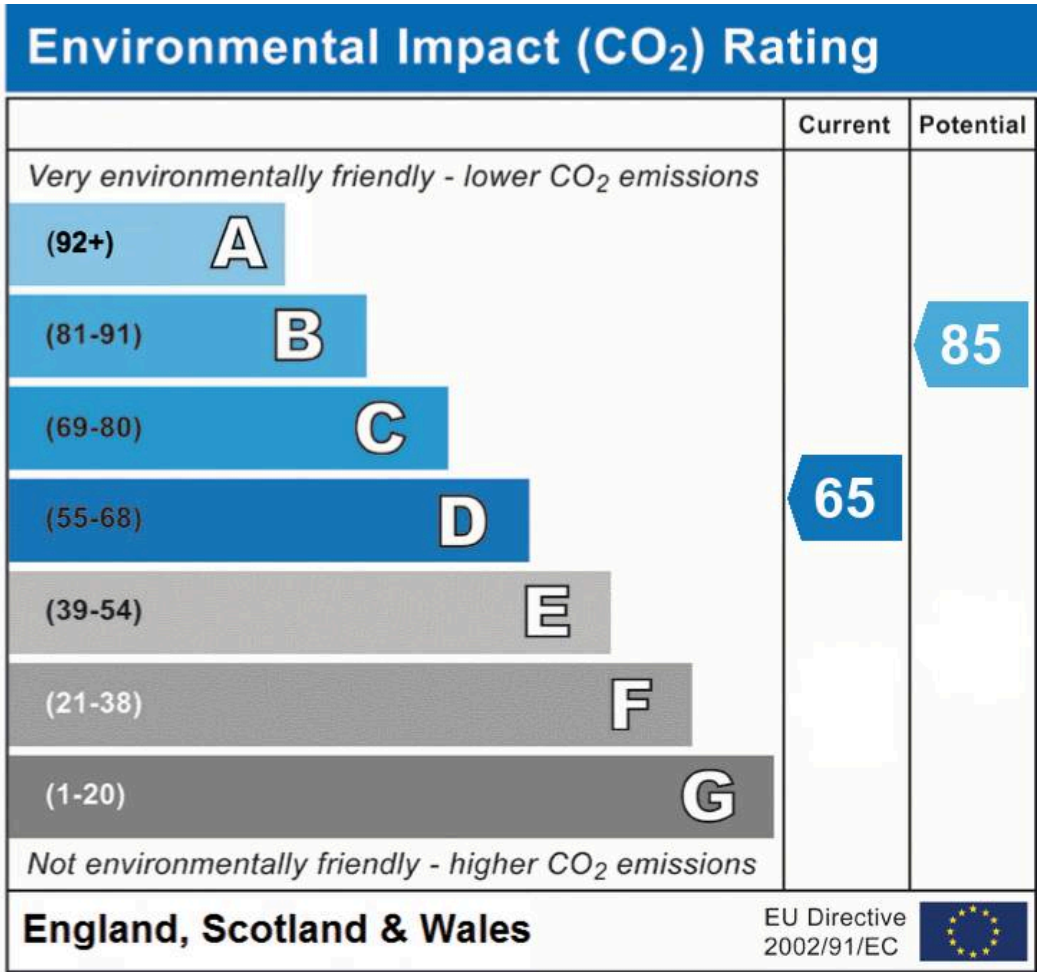
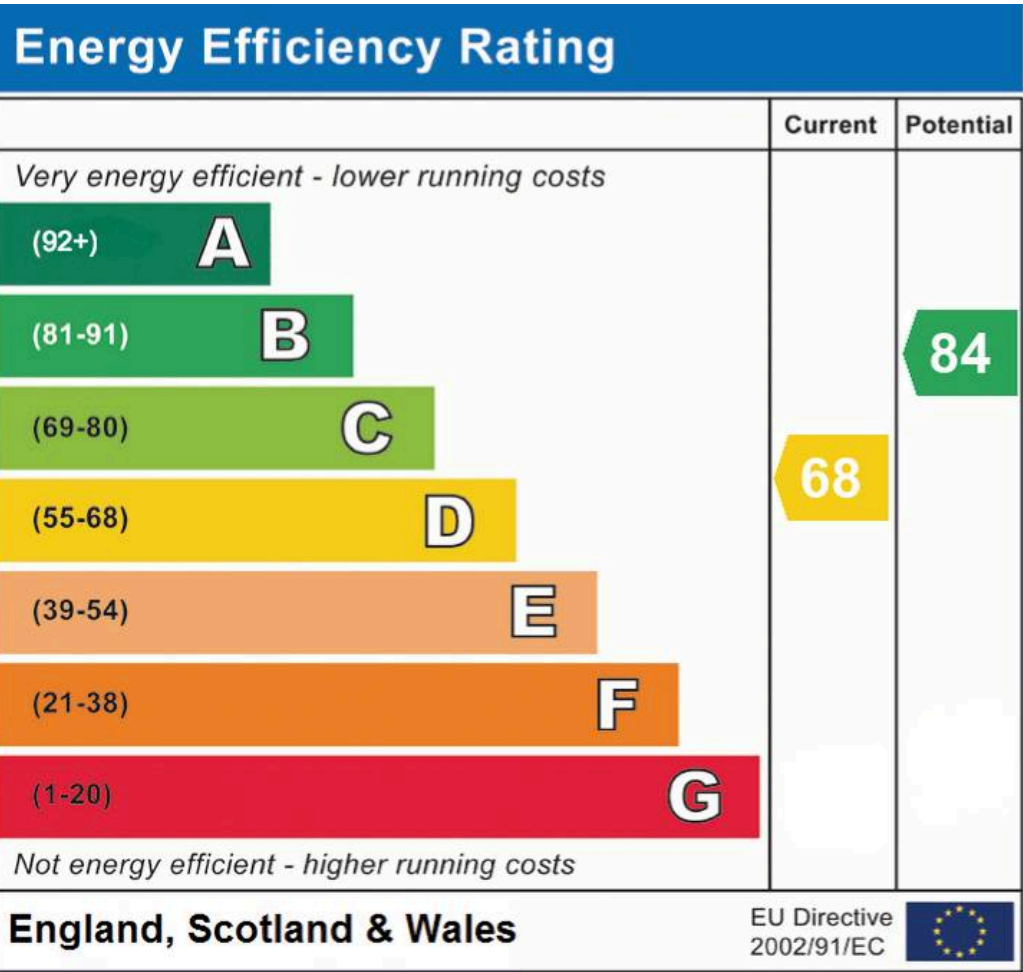
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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