

£230,000
29 Percy Road
Southsea, PO4 0BH

CENTRAL SOUTHSEA SPOT WITH OFF ROAD PARKING! A deceptively spacious two bedroom (formally three) mid-terrace home that has been extended and improved to now include a bright and spacious kitchen diner and a versatile loft room. The traditional two reception rooms have been effectively altered to create one large living space, with access to a handy lean-to. There are two good sized bedrooms to the first floor, as well as a generous airy bathroom which occupies what was a third bedroom. A converted loft space completes the accommodation here, offering the opportunity for many different uses. Situated approximately half a mile from Fratton train station and offered with no forward chain, contact Jeffries to arrange to take a look.





ENTRANCE Single glazed front door into:-

HALLWAY Boxed in gas meter, original period skirting boards, decorative coving, door to:-

RECEPTION ROOM (OPEN PLAN) 22' 2" x 13' 1" at widest point (6.76m x 4.00m) Double glazed window to front elevation, double glazed door to side lean-to, laminate flooring, two period fireplaces, original high skirting boards, decorative coving, door to:-

INNER HALL Under stair storage cupboard housing 'Vailant' combination boiler, stairs to first floor landing, door to:-

KITCHEN/DINER 20' 10" x 8' 2" (6.36m x 2.50m) Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit, spaces for cooker, under counter freezer and additional full size fridge/freezer, space and plumbing for washing machine, two radiators, two double glazed windows to side and rear elevations, double glazed door to side lean-to.

LEAN-TO 26' 2" x 4' 5" (8.00m x 1.36m) Corrugated perspex and wooden framed roof, tiled flooring, double glazed door to garden, outside tap.

LANDING Double glazed window to side elevation, doors to all rooms.

BATHROOM 11' 4" x 8' 2" (3.46m x 2.51m) Fitted bathroom suite comprising corner bath with shower attachment, low level WC, wash hand basin with mixer tap, radiator, tiled to principal areas and laminate flooring, double glazed windows to side and rear elevation.

BEDROOM ONE 10' 11" x 13' 0" into recess (3.33m x 3.97m) Double glazed window to front elevation, radiator, feature fireplace with surround, retractable ladder/stairs to loft room.

LOFT ROOM 10' 5" x 11' 11" (3.20m x 3.64m) Double glazed window to rear elevation, two eaves storage spaces, spot lighting, some restricted head height.

BEDROOM TWO 10' 9" x 9' 10" into recess (3.30m x 3.01m) Double glazed window to rear elevation, radiator, fireplace (boarded).

OUTSIDE 26' 0" (7.95m) Combined outside area length.

GARDEN Laid to a combination of tiles and concrete, enclosed by fencing, steps to hardstand.

HARDSTAND Providing rear vehicle access for one car via secured gated entry.



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

EPC Graph to follow

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
Dibbensen**
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