



**£235,000**  
**34 Grayshott Road**  
Southsea, PO4 8AH

THREE BEDROOM HOME WITH SOUTH FACING GARDEN & NO FORWARD CHAIN! An excellent opportunity to purchase this bay and forecourt home along the popular residential location of Grayshott Road. Whilst needing modernisation throughout, the home offers well-proportioned rooms throughout and offers a purchaser the chance to put their own stamp on the property. The ground floor comprises; entrance hall, living room, fitted kitchen, separate dining room and conservatory, with three bedrooms and the family bathroom suite on the ground floor. A real benefit is the southerly aspect garden, which can be found to the rear. Offered with no forward chain, double glazing and gas central heating, this home is not to be missed.

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## ENTRANCE

## HALLWAY

**LIVING ROOM** 13' 10" into bay x 10' 0" (4.23m x 3.05m)

**KITCHEN** 9' 10" x 10' 7" (3.01m x 3.25m)

## WC

**DINING ROOM** 11' 6" x 9' 7" (3.52m x 2.94m)

**CONSERVATORY** 5' 5" x 10' 4" (1.66m x 3.16m)

## LANDING

**BEDROOM ONE** 11' 5" x 13' 3" (3.48m x 4.04m)

**BEDROOM TWO** 7' 9" x 7' 7" (2.37m x 2.32m)

**BATHROOM** 6' 9" x 3' 11" (2.07m x 1.20m)

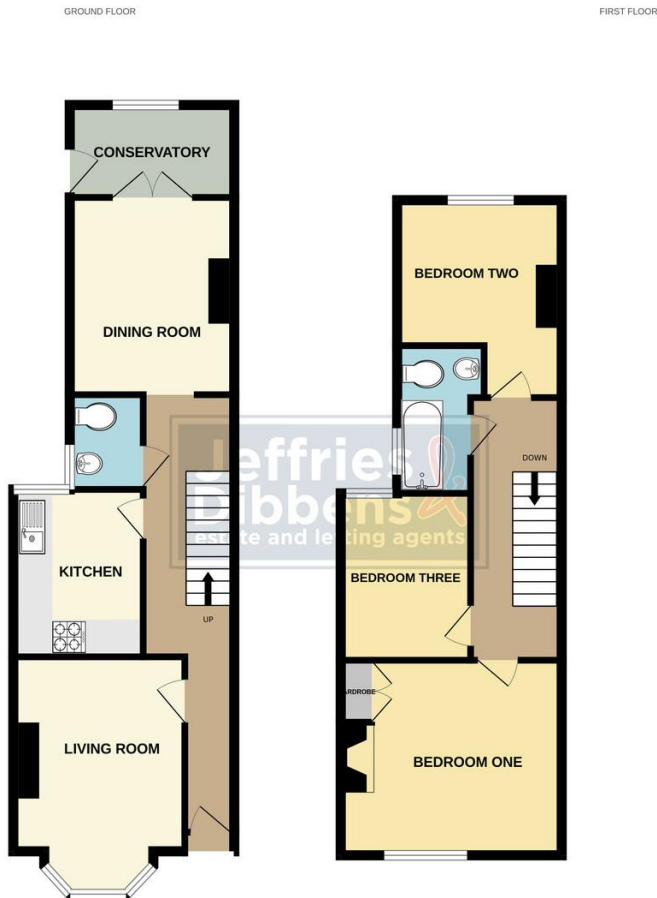
**BEDROOM THREE** 9' 2" x 9' 6" (2.81m x 2.92m)

## GARDEN

### AGENTS NOTE:

**COUNCIL TAX** Band B.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.



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