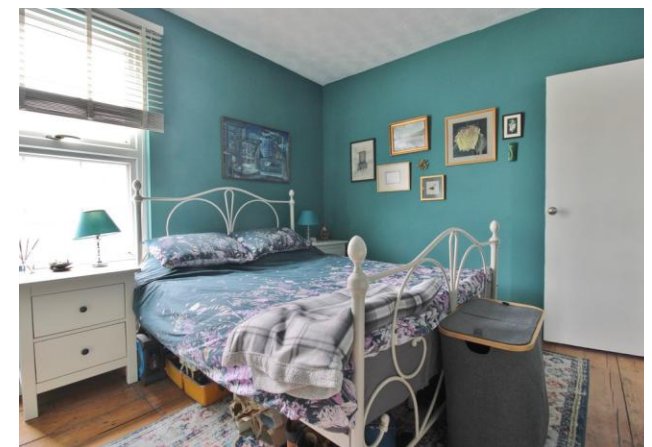




£230,000
17 Norland Road
Southsea, PO4 0ED

TWO BEDROOM HOME WITH WEST FACING GARDEN! Located within a quiet cul-de-sac location of Southsea, you will find this traditional mid-terraced home. Norland Road is ideally positioned with Albert Road, Fratton Train Station and local amenities all within walking distance. The internal accommodation briefly comprises; entrance porch, fitted kitchen and bathroom and an open plan living room on the ground floor. The first floor offers two generously sized bedrooms. A real benefit for the home is the westerly aspect, low maintenance garden with wooden shed. Gas central heating and double glazing complete the property. We feel this would make an ideal purchase for an owner occupier or investment purchase, so please call the Southsea branch to arrange your appointment.

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ENTRANCE Wooden front door into:-

PORCH Laminate flooring, door to:-

LIVING ROOM 35' 5" x 13' 2" (10.8m x 4.02m) Dual aspect double glazed windows, period feature fireplace, laminate flooring, built-in cupboards, stairs to first floor landing, door to:-

KITCHEN 7' 8" x 6' 11" (2.34m x 2.11m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven, gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, double glazed window to side elevation, wooden door to garden.

BATHROOM 6' 2" x 6' 9" (1.89m x 2.07m) Panel enclosed bath with thermostatic mixer over, wall mounted wash basin, low level WC, tiled to principal areas and vinyl flooring, radiator, double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to both bedrooms, carpeted, loft access.

BEDROOM ONE 9' 10" x 12' 3" (3.02m x 3.75m) Double glazed window to front elevation, radiator, exposed floorboards, built-in wardrobes.

BEDROOM TWO 10' 0" x 9' 4" (3.06m x 2.86m) Double glazed window to rear elevation, radiator, exposed floorboards, cupboard housing combination boiler.

GARDEN West facing, laid to paving, shed, enclosed by brick walls and wooden fencing.

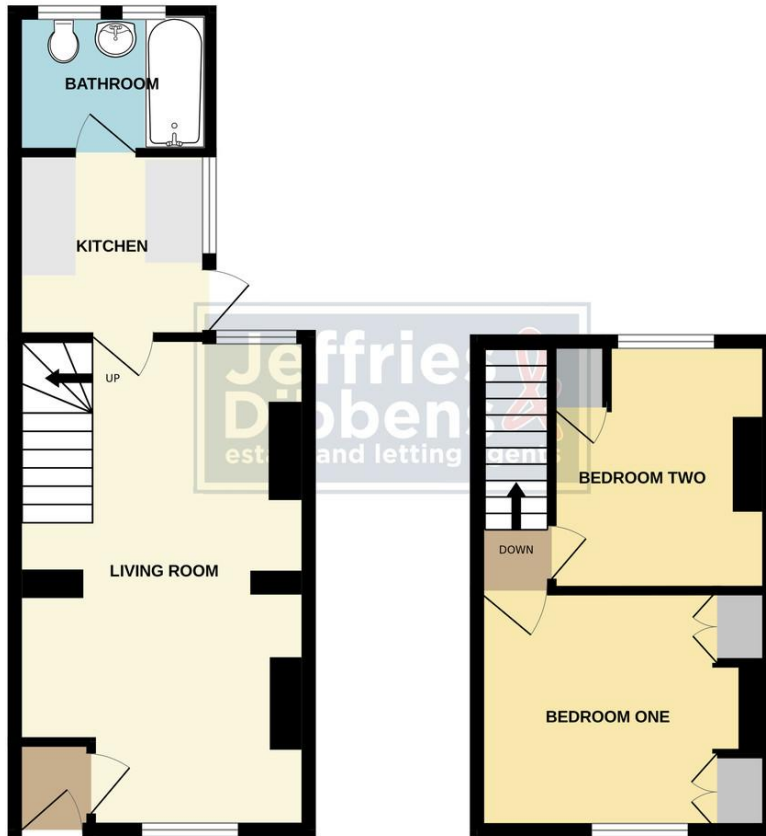
AGENTS NOTE:

COUNCIL TAX Band A.



GROUND FLOOR

FIRST FLOOR



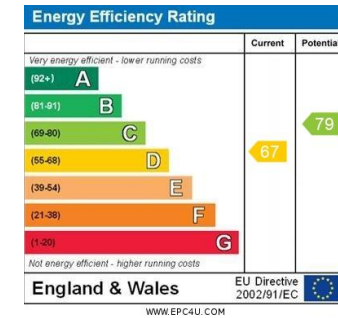
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 A

VIEWINGS
By prior appointment only



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
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