



£260,000
31 Bertie Road
Southsea, PO4 8JX

THREE BEDROOM HOUSE IN POPULAR MILTON LOCATION! This traditional three bedroom mid-terraced home is tucked-away on a peaceful cul-de-sac location in the ever popular Milton area. Bertie Road is wonderful setting for those seeking a first time purchase or family residence, with many local parks and well-regarded schools nearby. The ground floor accommodation offers the living space for the property with two reception rooms and a modern fitted kitchen, whilst the first floor benefits from three well-proportioned bedrooms and a contemporary bathroom suite. To the rear, you will find a lovely well-sized garden with paved seating areas and a brick-built shed. Additional benefits include gas central heating and double glazing throughout. We would highly advise an internal visit of this home, to fully appreciate the location and space on offer. Please contact the office on Marmion Road to arrange your viewing.

- 3 
- 1 
- 2 





ENTRANCE Double glazed door to:-

LOUNGE 11' 2" x 12' 8" (3.42m x 3.87m) Double glazed window to front elevation, carpeted, radiator, electric feature fireplace, cupboard housing consumer electric and gas meters, stairs to first floor landing.

RECEPTION ROOM 11' 1" x 12' 9" (3.40m x 3.91m) Double glazed window to rear elevation, carpeted, radiator, cupboard, door to:-

KITCHEN 11' 8" x 8' 2" (3.57m x 2.51m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit, electric oven and electric hob with extractor hood over, spaces and plumbing for washing machine and slim-line dishwasher, space for fridge/freezer, wall mounted combination boiler, tiled to principal areas and vinyl flooring, dual aspect double glazed windows and double glazed door to garden.

FIRST FLOOR LANDING Doors to all rooms, loft access.

BEDROOM ONE 11' 1" x 12' 9" (3.38m x 3.89m) Double glazed window to front elevation, carpeted, radiator, exposed wardrobe.

BEDROOM TWO 11' 1" x 9' 10" (3.39m x 3.01m) Double glazed window to rear elevation, carpeted, radiator.

BATHROOM 4' 7" x 5' 5" (1.42m x 1.67m) Panel enclosed bath with thermostatic mixer, low level WC, wall mounted wash basin, tiled to principal areas, double glazed window to side elevation.

BEDROOM THREE 6' 7" x 8' 3" (2.02m x 2.52m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Laid to lawn with paved sitting area, shrub borders, brick-built shed, enclosed by brick walls and wooden fencing.





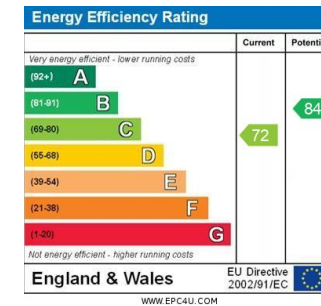
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix C2026

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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.



OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk