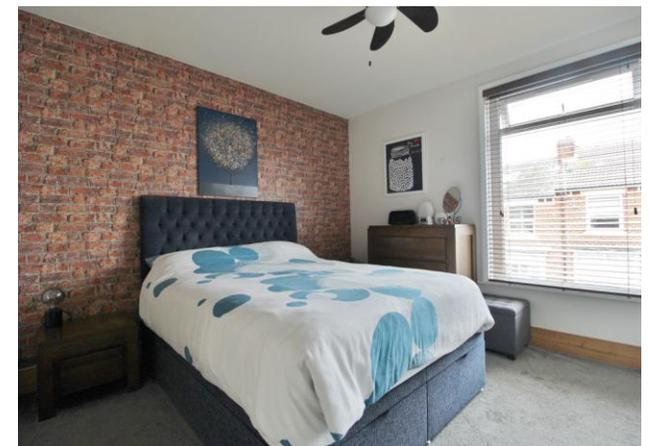




£315,000
59 Fordingbridge Road
Southsea, PO4 9JN

LOVELY EXTENDED HOME WITH WEST FACING GARDEN! This bay and forecourt home is located within a popular residential location of Eastney and is offered to the market in a lovely condition. Fordingbridge Road is ideally positioned with the sea front only a short walk away and Bransbury Park at the end of the road. The extended ground floor accommodation briefly comprises; entrance hall, separate living room, utility room, open plan kitchen/dining room with and a conservatory with bi-folding doors and underfloor heating. On the first floor, there are three bedrooms and a modern family bathroom. A westerly aspect, low maintenance garden can be found to the rear of the home. Additional benefits include gas central heating, double glazing and a loft space with skylight window, which is currently used as an office. Properties within this location are highly popular for owner occupiers and investment purchasers, so we highly advised a viewing at your earliest opportunity.

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ENTRANCE Double glazed door to:-

HALLWAY Stairs to first floor landing, laminate flooring, opening to dining room.

LOUNGE 13' 10" x 9' 10" (4.22m x 3.00m) Double glazed bay window to front elevation, radiator, laminate flooring, gas feature fireplace.

DINING ROOM 10' 2" x 12' 11" (3.10m x 3.96m) Double glazed door to utility room, under stair storage, radiator, laminate flooring, opening to kitchen.

KITCHEN 13' 5" x 9' 3" (4.09m x 2.84m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit, space for 'Range' style cooker with extractor hood over, spaces for fridge/freezer and dishwasher, wall mounted boiler, tiled flooring, windows to utility room and double glazed door to conservatory.

UTILITY ROOM 2' 9" x 13' 5" (0.84m x 4.11m) Space and plumbing for washing machine, tiled flooring, double glazed window to kitchen.

CONSERVATORY 9' 1" x 10' 9" (2.79m x 3.28m) Double glazed Bi-fold doors to garden, laminate flooring, electric radiator, underfloor heating, air conditioning unit, TV point, double glazed window to utility room.

FIRST FLOOR LANDING Doors to all rooms, carpeted, loft access to loft room.

BEDROOM ONE 13' 1" x 11' 3" (3.99m x 3.45m) Double glazed window to front elevation, radiator, carpeted, built-in wardrobe.

BEDROOM TWO 7' 10" x 10' 2" (2.39m x 3.10m) Double glazed window to rear elevation, laminate flooring, radiator.

BEDROOM THREE 9' 3" x 9' 3" (2.82m x 2.82m) Double glazed window to rear elevation, radiator, vinyl flooring.

BATHROOM Panel enclosed bath with shower over and central mixer tap, pedestal mounted wash basin, low level WC, tiled to principal areas and vinyl flooring, heated towel rail, obscure double glazed window to side elevation.

LOFT ROOM 12' 7" x 9' 8" (3.84m x 2.97m) Carpeted, Velux window, eaves storage.

GARDEN Laid to artificial lawn, west facing, shed with power, enclosed by brick walls.



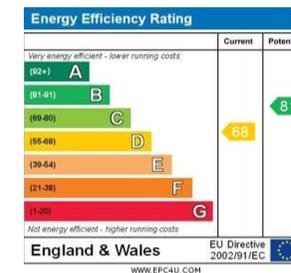
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.



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