



£245,000
30 Hollam Road
Southsea, PO4 8PA

END TERRACED HOME WITH TWO BEDROOMS & NO FORWARD CHAIN! This end-terraced property is situated on Hollam Road, a sought-after residential area in Milton, conveniently located close to well-regarded local schools. Offered to the market with no forward chain and recently redecorated, this property presents an excellent opportunity for first-time buyers or investors. The internal accommodation briefly comprises; entrance hall, living and dining rooms, fitted kitchen and modern bathroom suite on the ground floor, with two double bedrooms occupying the first floor. A westerly aspect garden with rear pedestrian access can be found to the rear of the home. Gas central heating and double glazing complete the appeal. We would advise an internal viewing at your earliest convenience.





ENTRANCE Paved forecourt, enclosed by metal railings, door to:-

HALLWAY Stairs to first floor landing, carpeted, radiator, doors to reception rooms.

LOUNGE 13' 3" into bay x 9' 3" (4.05m x 2.82m) Double glazed window to front elevation, carpeted, radiator.

DINING ROOM 11' 0" x 12' 5" (3.36m x 3.79m) Double glazed window to rear elevation, exposed floorboards, feature fireplace, under stair storage cupboard, radiator.

KITCHEN 8' 4" x 7' 6" (2.55m x 2.31m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven, gas hob, wall mounted boiler, tiled flooring, double glazed window to side elevation, door to garden, door to:-

BATHROOM 6' 0" x 4' 11" (1.84m x 1.51m) Panel enclosed bath with thermostatic mixer and shower attachment, combined vanity unit housing wash basin and WC, tiled to principal areas and vinyl flooring, double glazed window to side elevation.

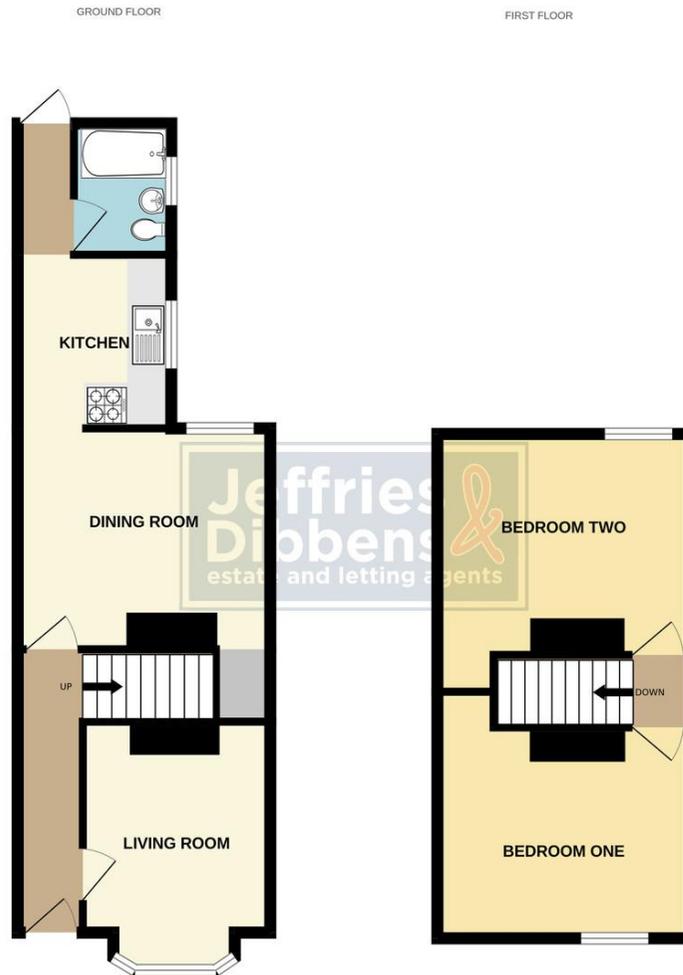
FIRST FLOOR LANDING Doors to both bedrooms, carpeted, loft access.

BEDROOM ONE 12' 6" x 12' 5" (3.83m x 3.80m) Double glazed window to front elevation, radiator, carpeted.

BEDROOM TWO 12' 6" x 12' 5" (3.82m x 3.80m) Double glazed window to rear elevation, radiator, carpeted.

GARDEN Laid to lawn with paved area and walkway, enclosed by wooden fencing, rear pedestrian access, west facing.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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