

£320,000
22 Grayshott Road
Southsea, PO4 8AH

STUNNING THREE BEDROOM HOME WITH SOUTH FACING GARDEN! This bay and forecourt home has been meticulously renovated by the current owners to provide a home which offers contemporary living throughout. Grayshott Road is situated within a highly popular residential pocket of Southsea, easily accessible to an abundance of local amenities and Milton Park. The first floor offers three bedrooms with the master benefitting from built-in wardrobes and a stunning family bathroom suite. The ground floor provides an entrance hall with feature wall panelling, downstairs cloakroom and a spacious lounge/diner. The real heart of the home is the impressive open plan kitchen/breakfast room with skylight window and double doors which lead out to the southerly aspect garden. A recently re-decoration, gas central heating and double glazing complete the appeal for this lovely home. We highly advise an internal viewing at your earliest convenience.

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FORECOURT Double glazed door to:-

HALLWAY Stairs with spindled balustrade to first floor landing, cupboard housing gas meter, radiator, period style cornice, dado rail and feature wall panelling, doors to all rooms.

LOUNGE/DINER 24' 6" x 10' 0" (7.47m x 3.05m) Double glazed bay window to front elevation, double glazed window to rear elevation, two radiators, meter cupboard housing electric meter and consumer unit, period style cornice, ceiling rose and picture rail, vinyl flooring.

WC 5' 6" x 3' 0" (1.68m x 0.91m) Double glazed window to side elevation, close coupled WC, pedestal wash basin, tiled to principal areas and laminate flooring.

KITCHEN 11' 2" x 9' 5" (3.4m x 2.87m) Stunning contemporary kitchen comprising a range of wall and base level units incorporating square edge work surfaces, ceramic sink with mixer tap, built-in double oven, induction hob with extractor hood over, integrated dishwasher and washing machine, space for 'American style' fridge/freezer, tiled to principle areas, vinyl flooring, leading to:-

BREAKFAST ROOM 6' 6" x 9' 3" (1.98m x 2.82m) Double glazed french doors leading to garden, double glazed Velux window, fitted storage bench seat, vinyl flooring.

BEDROOM ONE 11' 5" x 11' 6" (3.48m x 3.51m) Double glazed window to front elevation, built-in wardrobes, feature wall panelling, radiators, vinyl flooring.

BEDROOM TWO 10' 0" x 7' 7" (3.05m x 2.31m) Double glazed window to rear elevation, radiator, carpeted.

BEDROOM THREE 8' 9" x 9' 7" (2.67m x 2.92m) Double glazed window to rear elevation, cupboard housing combination boiler, radiator, carpeted.

BATHROOM 8' 3" x 5' 11" (2.51m x 1.8m) Lovely bathroom suite comprising panel enclosed bath with thermostatic shower unit and rainfall shower head, large wall mounted sink with storage beneath, low level WC, double glazed obscure window to side elevation.

GARDEN 18' 9" 5.72m Southerly aspect, laid to paving slabs, enclosed by brick walls and wooden fencing.





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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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