



£199,995
17 Talbot Road
Southsea, PO4 0HA

TWO BEDROOM HOME WITH WEST FACING GARDEN! This traditional mid terraced home is located along the one-way part of Talbot Road, a popular residential location within the heart of Southsea. The internal accommodation offers well-proportioned rooms. Whilst needing modernisation this home offers an opportunity for someone to put their own stamp on. The ground floor comprises; two reception rooms, spacious kitchen and fitted bathroom suite, with two double bedrooms occupying the first floor. To the rear of the home, there is a low maintenance rear garden which has the added benefit of rear pedestrian access, which is rare within this location. Additional benefits include gas central heating and double glazing. An internal viewing can be arranged by contacting the Southsea branch.

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ENTRANCE Double glazed door to:-

LOUNGE 11' 6" into bay x 11' 7" (3.52m x 3.54m) Double glazed bay window to front elevation, carpeted, radiator, stairs to first floor landing.

DINING ROOM 10' 6" x 11' 8" (3.21m x 3.58m) Double glazed window to rear elevation, feature brick fireplace, floorboards, radiator.

KITCHEN 13' 7" x 7' 4" (4.16m x 2.26m) 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, space for freestanding cooker, space for fridge/freezer, space and plumbing for washing machine, radiator, double glazed window to side elevation, double glazed door to garden.

BATHROOM 4' 9" x 6' 11" (1.47m x 2.11m) Panel enclosed bath with mixer tap and electric shower, vanity unit housing wash basin with mixer tap, close coupled WC, radiator, tiled to principal areas, double glazed window to rear elevation.

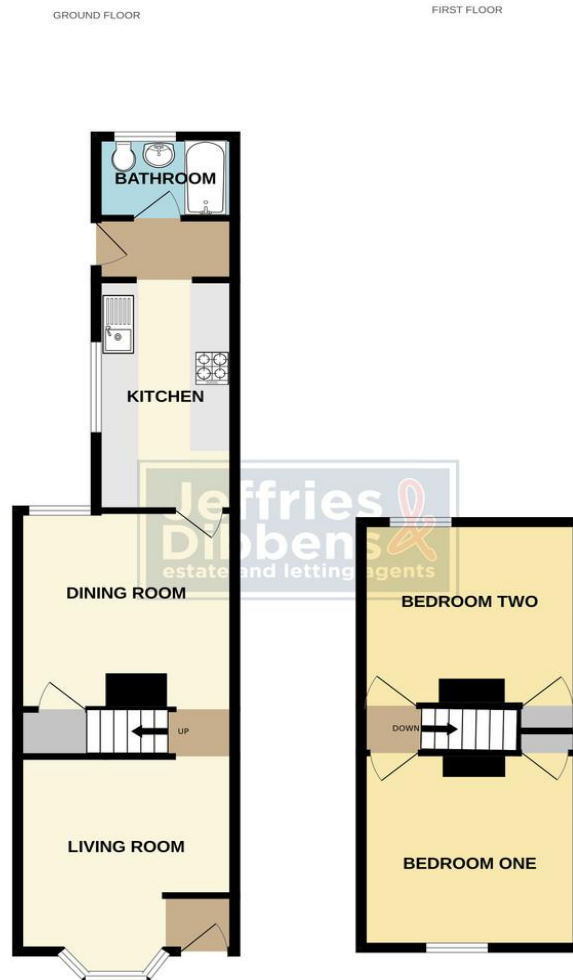
FIRST FLOOR LANDING

BEDROOM ONE 9' 11" x 11' 7" (3.03m x 3.55m) Double glazed window to front elevation, carpeted, radiator, built-in wardrobes.

BEDROOM TWO 10' 6" x 11' 8" (3.22m x 3.57m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Westerly facing, enclosed by brick walls, rear pedestrian access.





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		
69-80	C		75 C
55-68	D	57 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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