



£290,000
30 Collins Road
Southsea, PO4 9NZ

THREE BEDROOM HOME IN 'EASTNEY VILLAGE' WITH NO CHAIN! A three bedroom terraced home situated in arguably one of Southsea's most lovely areas, Eastney Village, moments from the seafront and Canoe Lake. This family home can be found along the highly desirable Collins Road and is offered to the market with no forward chain. The ground floor accommodation briefly comprises; entrance hall, southerly aspect living room, fitted kitchen and separate dining room which leads out to the low maintenance garden. On the first floor, there are three bedrooms and the family bathroom suite. Additional benefits include gas central heating and partial double glazing. Don't be disappointed, call the Southsea office today to arrange your appointment.

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FORECOURT Tiled walkway, wooden front door to:-

HALLWAY Stairs to first floor landing, radiator, carpeted, opening to kitchen, door to garden.

LOUNGE 14' 3" into bay x 9' 8" (4.35m x 2.95m) Double glazed bay window to front elevation, exposed floorboards, picture rail, period feature fireplace.

KITCHEN 15' 1" x 9' 1" (4.61m x 2.77m) Fitted wooden kitchen comprising a range of base level units incorporating roll edge work surfaces, Butler style sink with mixer tap, space for fridge/freezer, space for cooker with extractor fan over, space and plumbing for washing machine, double glazed door to garden, double glazed window to side elevation.

DINING ROOM 14' 5" x 9' 2" (4.40m x 2.80m) Double doors to garden with double glazed sash windows, carpeted, radiator, period feature fireplace, coving and ceiling rose.

FIRST FLOOR LANDING Doors to all rooms, loft access.

BEDROOM ONE 11' 8" x 13' 1" (3.56m x 4.00m) Double glazed window to front elevation, carpeted, radiator.

BATHROOM 7' 10" x 4' 9" (2.40m x 1.47m) Panel enclosed bath with electric shower over, low level WC, pedestal mounted wash basin, radiator, laminate flooring, tiled to principal areas, single glazed sash window to rear elevation.

BEDROOM THREE 8' 5" x 6' 4" (2.57m x 1.95m) Double glazed window to side elevation, carpeted, radiator, built-in wardrobe, period feature fireplace.

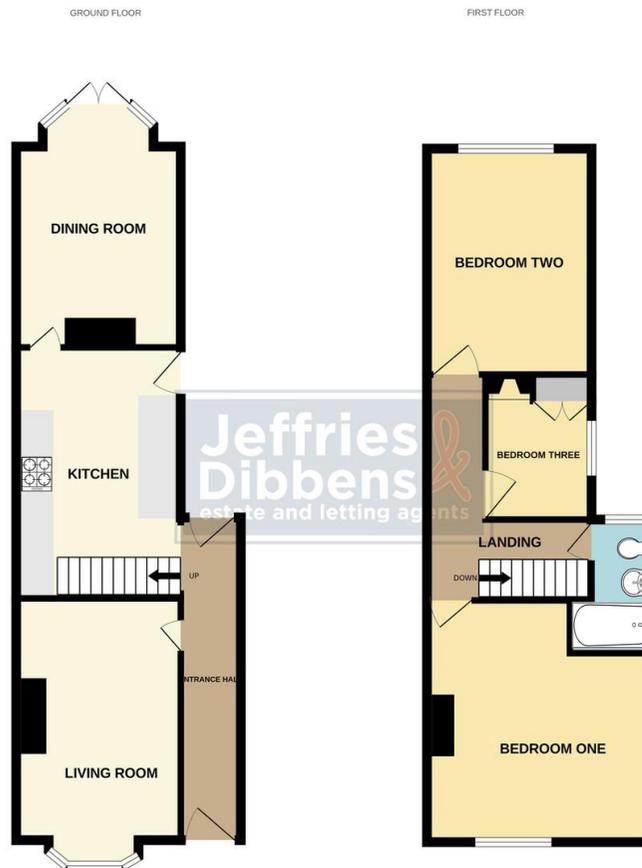
BEDROOM TWO 11' 5" x 9' 1" (3.50m x 2.79m) Double glazed window to rear elevation, carpeted, radiator.

GARDEN Laid to paving with shingled shrub border, enclosed by brick walls and wooden fencing.

AGENTS NOTE:

COUNCIL TAX Band C.





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

EPC Graph to follow

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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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