



## 75 Monmouth Road

Portsmouth, PO2 8BT

Offers in the region of £260,000



**\*\*\*THREE BEDROOM DOUBLE BAY & FORECOURT HOME\*\*\*MODERN THROUGHOUT\*\*\*KITCHEN DINER TO THE REAR\*\*\*DOWNSTAIRS WC\*\*\*WEST FACING GARDEN\*\*\***



Situated on the popular Monmouth Road in Portsmouth, this well-presented three-bedroom mid-terraced home offers spacious and modern accommodation ideal for families, professionals, or investors alike.

The property welcomes you with a bright and generously sized lounge featuring a bay window to the front, creating a light and comfortable living space. The hallway benefits from a cleverly converted under-stairs area, providing valuable additional storage. To the rear, there is a modern kitchen/diner fitted with attractive shaker-style wall and base units, offering ample storage for a family. The kitchen features tiled flooring and patio doors providing direct access to the garden, making it a great space for both everyday living and entertaining. Additional ground-floor features include a convenient downstairs WC, a lean-to accessed from the side of the kitchen, and a useful storage shed in the garden.

Upstairs, the property offers three bedrooms comprising two large double rooms and a well-proportioned single bedroom, along with a modern family bathroom. The home has been well maintained and updated, with a boiler installed in 2019 and serviced annually, replacement windows, improvements to the rear elevation, and downstairs electrics replaced within the last six months.

Externally, the west-facing garden enjoys afternoon and evening sun, providing an ideal space for outdoor dining and relaxation.

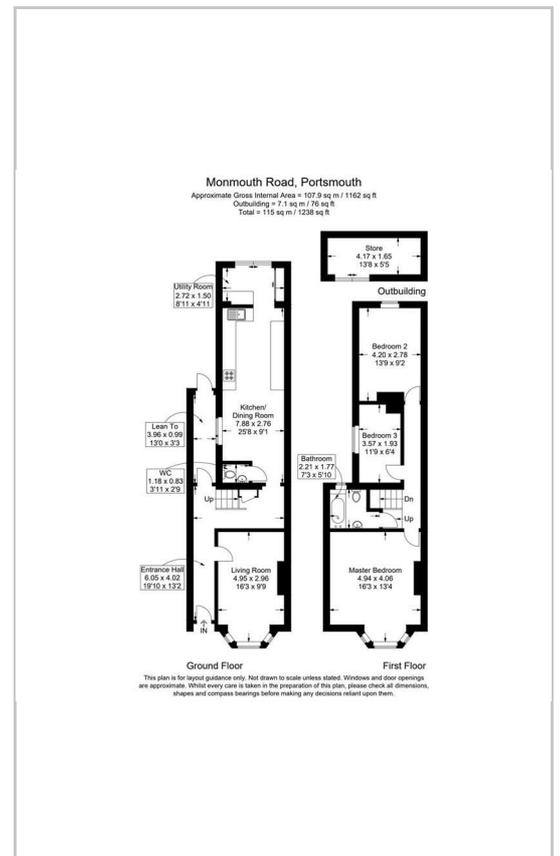
The location is a real highlight, with the Mountbatten Centre close by, Hilsea shoreline footpath and playing grounds within a pleasant 10-minute walk, and London Road shops just a five-minute walk away. The property also falls within the school catchment area for Stamshaw Infant and Junior Schools, Mayfield School, and Trafalgar School.

This is a fantastic opportunity to acquire a well-maintained home in a convenient and sought-after residential area of Portsmouth.

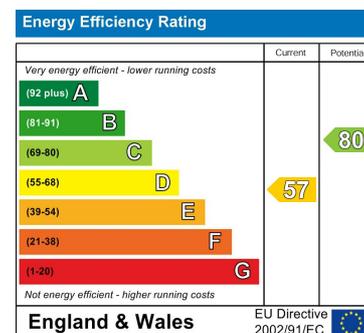
## Area Map



## Floor Plans



## Energy Efficiency Graph



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