

£250,000
31 Lidiard Gardens
Southsea, PO4 9LE

MODERN TWO BEDROOM HOME WITH PARKING! Located in the desirable cul-de-sac location of Lidiard Gardens, is this two bedroom end terraced home. Offered to the market in a lovely condition, we feel this would make an ideal first time or investment purchase with the property being close to Southsea beach. The accommodation briefly comprises; entrance hall, bedroom two, lovely fitted kitchen and conservatory on the ground floor, with the first floor offering the main bedroom and bathroom suite. The real benefits for this home is the low maintenance garden with rear access out to the driveway for two vehicles. We would highly advise an internal viewing at your earliest opportunity.





ENTRANCE Paved entrance, double glazed door to:-

HALLWAY Double glazed window to front elevation, stairs to first floor landing.

BEDROOM TWO 9' 2" x 5' 10" (2.81m x 1.79m) Double glazed window to side elevation, carpet throughout.

KITCHEN 8' 4" x 12' 3" (2.56m x 3.75m) Lovely modern kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit, electric oven, induction hob, integral fridge/freezer and dishwasher, space and plumbing for washing machine, storage cupboard, laminate flooring, double glazed window to side elevation, double glazed door to:-

CONSERVATORY 10' 0" x 11' 9" (3.07m x 3.6m) Fully double glazed throughout, laminate flooring, double doors to garden.

LANDING Doors to all rooms, carpet throughout.

CUPBOARD/STUDY AREA 5' 10" x 3' 0" (1.78m x 0.92m) Wooden flooring, hanging rails, borrowed light window.

BATHROOM 6' 2" x 5' 10" (1.90m x 1.78m) Panel enclosed bath with shower attachment over, wall mounted hand basin, low level WC, tiled to principal areas, vinyl flooring, double glazed obscure window to side elevation, towel rail radiator.

BEDROOM ONE 11' 4" x 8' 9" (3.46m x 2.69m) Double glazed window to side elevation, carpet throughout, electric radiator, built-in wardrobe.

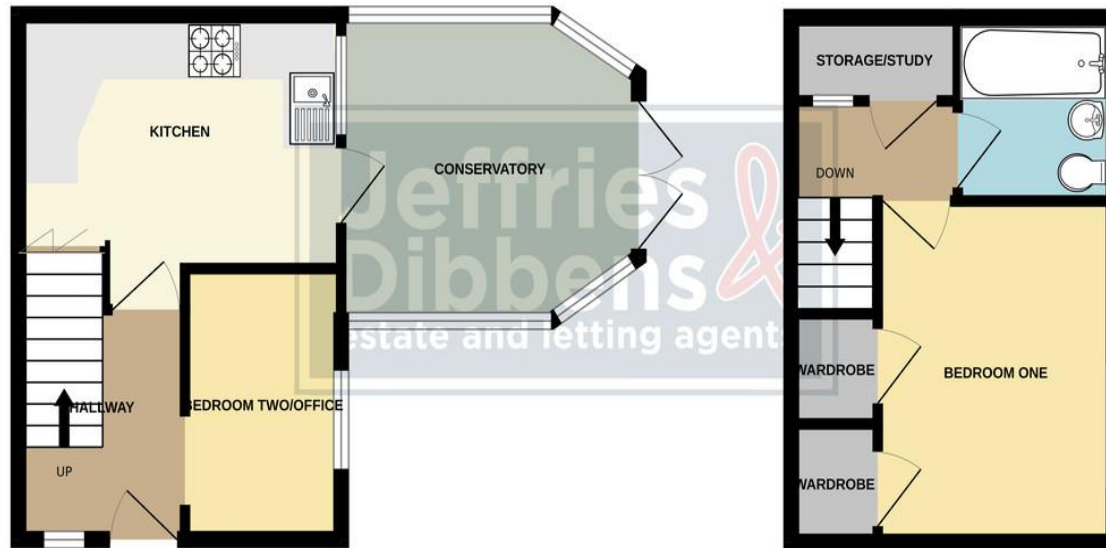
GARDEN Laid to paving, rear and side pedestrian access, outside tap, enclosed by wooden fencing.

PARKING Driveway parking for two cars.



GROUND FLOOR

FIRST FLOOR



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		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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