



**Nesbits**

Established 1921

**11 Trevor Road, Southsea, PO4 0LW**

**Price £225,000**

## 11 Trevor Road, Southsea, PO4 0LW

Enjoying a tucked away, yet exceptionally convenient location, this attractively presented and well-appointed TWO BEDROOM (one double, one single) HOUSE benefits from a 19ft lounge/diner, gas central heating, replacement double-glazing, and a delightful west-facing courtyard garden. A great opportunity for first time buyers in particular. Trevor Road is situated just north of Albert Road, between Lawrence Road and Fawcett Road. This popular residential address is a little over half a mile from The Seafront, and a similar distance from Southsea Town Centre (Palmerston Road Shopping Precinct), placing a wide range of public amenities within comfortable reach including: various schools, main-line station, shops and eateries.



Inner-terrace, and of flat-fronted design, No. 11 itself features rendered elevations under a modern tiled roof. To the rear is a sunny and walled courtyard. Available now to the open market with the further asset of NO ONWARD CHAIN, full details are given as follows:

Part-glazed composite front door to:

### **LOBBY**

Cupboard housing gas and electricity meters plus circuit breakers. Part-glazed inner door to:

### **THROUGH LOUNGE/DINER**

19'2 x 12'4 (5.84m x 3.76m)

A dual-aspect room with UPVC replacement double-glazed windows to front and rear elevations. Staircase to first floor. Double panel radiator. Part-glazed door to:

### **KITCHEN**

8'2 x 8'1 (2.49m x 2.46m)

Range of fitted base and wall cupboards, wood-block finish work surfaces with tiled surround, single drainer 1½ bowl inset stainless steel sink with mixer tap. Gas and electric cooker points. Plumbing for washing

machine. Single panel radiator. 'Baxi' gas fired central heating and hot water boiler. UPVC replacement double-glazed window overlooking garden. UPVC and double-glazed rear entrance door.

### **FIRST FLOOR**

#### **LANDING**

Access to Loft Space.

#### **BEDROOM ONE**

12'5 x 9'4 (3.78m x 2.84m)

UPVC replacement double-glazed window to front elevation. Single panel radiator.

#### **BEDROOM TWO**

9'3 x 4'10 (2.82m x 1.47m)

UPVC replacement double-glazed window to rear elevation. Single panel radiator.

\* an ideal child's bedroom, study, or work space.

#### **BATHROOM & W.C.**

White suite comprising: panelled bath with mixer tap, shower attachment and stainless steel/glass folding screen, handbasin, and low flush w.c. Single panel radiator. Useful built-in storage cupboard. UPVC replacement double-

glazed window to rear elevation.

### **OUTSIDE**

REAR: Depth: 13'8 (4.17m) Width: 12'10 (3.91m) plus recess. An attractive, low-maintenance courtyard garden having walled surround and a sunny westerly aspect.

### **COUNCIL TAX**

Band 'B' - £1,696.27 per annum (2025-26).

### **EPC**

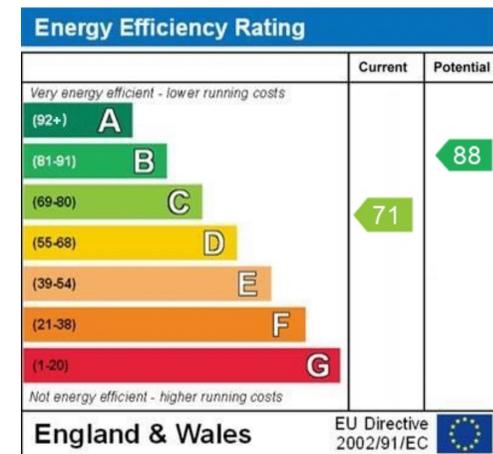
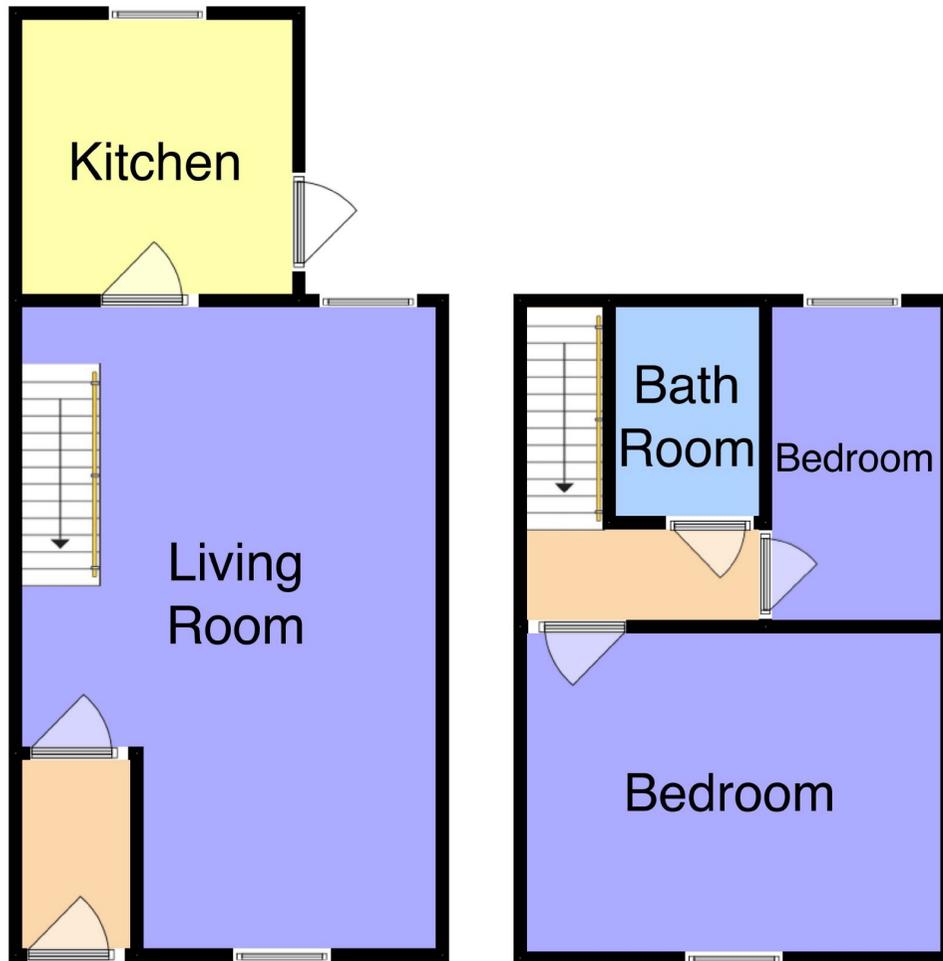
Energy Rating 'C' (Floor Area 50 sq m approx).

### **VIEWING**

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18058/058411)







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