

£245,000
44 Brompton Road
Southsea, PO4 9AL

LOVELY TWO BEDROOM HOME WITH LARGE GARDEN! Situated within the cul-de-sac location of Brompton Road, Southsea, is this traditional mid terraced home. Ideally positioned within close proximity to Canoe Lake, the seafront and Highland Road shopping area, we feel this would make an ideal first time buyer or investment opportunity. The well-presented accommodation briefly comprises; separate living and dining rooms, modern fitted kitchen and lovely bathroom suite on the ground floor, with two double bedrooms occupying the first floor. The real benefit of this home is the 60ft enclosed garden, perfect for those summer evenings. Double glazing and gas central heating complete the appeal for this lovely home. We highly advise an internal inspection at your earliest convenience.

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ENTRANCE Double glazed door to:-

LOUNGE 9' 8" x 12' 4" (2.97m x 3.77m) Double glazed window to front elevation, radiator, laminate flooring, cupboard housing consumer unit, stairs to first floor landing, period style ceiling rose, door to:-

DINING ROOM 9' 8" x 12' 9" (2.96m x 3.90m) Double glazed door to rear garden, under stairs storage cupboard, radiator, laminate flooring, period style ceiling rose, door to:-

KITCHEN 12' 11" x 7' 4" (3.95m x 2.26m) Double glazed window to side elevation, range of modern wall and base level units incorporating wooden work surfaces, space for fridge/freezer, spaces and plumbing for washing machine and dishwasher, sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, glass splash-back, laminate flooring, cupboard housing wall mounted combination boiler.

BATHROOM 5' 10" x 7' 7" (1.78m x 2.33m) Obscure double glazed window to rear elevation, panel enclosed bath with mixer tap/shower attachment with rainfall shower head, close coupled WC, pedestal mounted basin, heated towel radiator, tiled to principal areas and tiled flooring.

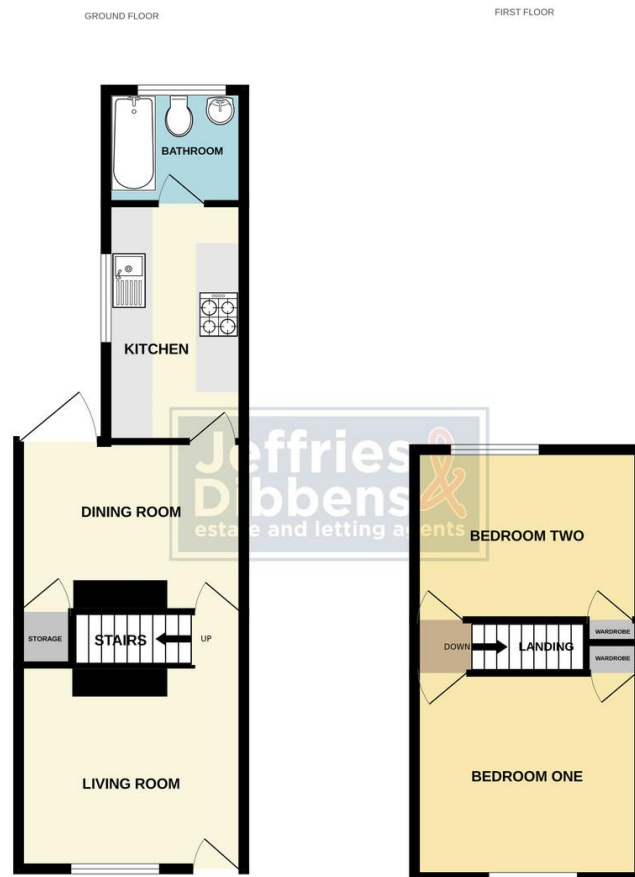
LANDING Loft access, carpeted, doors to both bedrooms.

BEDROOM ONE 9' 9" x 12' 4" (2.99m x 3.78m) Double glazed window to front elevation, radiator, carpeted, built-in storage cupboard.

BEDROOM TWO 9' 9" x 12' 4" (2.98m x 3.78m) Double glazed window to rear elevation, radiator, carpeted, built-in storage cupboard, period style ceiling rose.

GARDEN 60' 1" (18.31m) Mainly laid to lawn with partial paving area, wooden shed, enclosed by brick walls and wooden fencing.





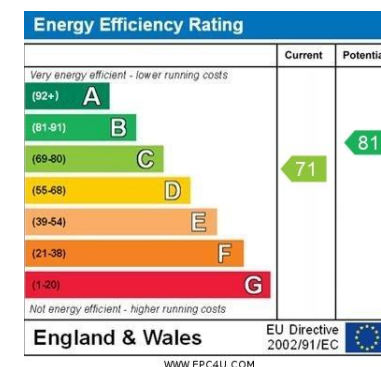
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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

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