



**£220,000**  
**82 Londesborough Road**  
PO4 0EX

**TWO BEDROOM HOME WITH NO FORWARD CHAIN!** This two double bedroom property located in the ever popular Londesborough Road, Southsea, with Fratton train station and local amenities only a short walk away. The accommodation briefly comprises; two reception rooms, modern fitted kitchen, and a shower room to the ground floor, with two double bedrooms to the first floor. Additional benefits include a 31ft rear garden, double glazing and gas central heating. We feel this would make an ideal purchase for an owner occupier or investment purchaser. An internal viewing is highly advised, so please contact the Southsea branch to arrange this.

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**ENTRANCE** Obscure composite front door leading to:-

**HALLWAY** Cupboard housing electric meter, radiator, stairs to first floor landing, doors to all rooms.

**LOUNGE** 9' 9" x 8' 6" (2.98m x 2.61m) Double glazed window to front elevation, cupboard housing gas meter, carpeted, radiator.

**DINING ROOM** 11' 8" x 9' 10" (3.56m x 3.01m) Double glazed window to rear elevation, radiator, under stair storage cupboard, carpeted, door to kitchen.

**KITCHEN** 8' 2" x 7' 10" (2.49m x 2.40m) Range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit with mixer tap, space and plumbing for washing machine, space for under counter fridge/freezer, built-in oven with gas hob, wall mounted combination boiler, tiled to principal areas and vinyl flooring, door to shower room and double glazed door to lean-to

**SHOWER ROOM** 6' 1" x 4' 3" (1.86m x 1.31m) Shower cubicle with mains powered shower, low level WC, wash basin set in vanity unit with mixer tap, tiled to principal areas and tiled flooring, extractor fan, heated towel rail, obscure double glazed window to rear elevation.

**LEAN-TO** Double glazed window to rear elevation, tap, obscure double glazed door to garden.

**FIRST FLOOR LANDING** Doors to both bedrooms, loft access.

**BEDROOM TWO** 9' 10" x 11' 7" (3.00m x 3.55m) Double glazed window to front elevation, radiator, cupboard.

**BEDROOM ONE** 9' 11" x 11' 8" (3.04m x 3.56m) Double glazed window to rear elevation, radiator, cupboard.

**GARDEN** 31' 1" x 11' 11" (9.48m x 3.65m) Laid to concrete with raised decking, storage shed, enclosed by brick walls and wooden fencing.



GROUND FLOOR

1ST 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+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 87        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 67                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                |                            |           |

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.

**Jeffries  
Dibbens &**  
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