11 Festing Road
Southsea, PO4 0NG
Asking Price £525,000

cogroves
Sales, Rentals and Block Management

11 Festing Road, Southsea, PO4 0NG

SPACIOUS 4 BEDROOM FAMILY HOME WITH OFF ROAD PARKING, LOCATED VERY CLOSE TO CANOE LAKE, SOUTHSEA SEAFRONT AND ALBERT ROAD, WHICH HAS AN ARRAY OF SHOPS, BARS, RESTAURANTS, CAFES AND BUS ROUTES. The accommodation comprises 4 reception rooms, ground floor cloakroom, 4 bedrooms, kitchen, family bathroom and top floor shower room. Other benefits include double glazing, gas central heating and period features.

Porch
4'1 x 4'4 (1.24m x 1.32m)
Double glazed front door, stained glass and door to:

Entrance Hall
Coved ceiling, radiator, dado rail, storage cupboard, stairs to first floor with understairs storage cupboard.

Lounge
16'7 into bay x 15'6 (5.05m into bay x 4.72m)
Double glazed bay window to front, feature fireplace with mantlepiece over, coved ceiling, central ceiling rose, picture rail, radiator.

Dining Room
13'8 x 11'9 (4.17m x 3.58m)
Double doors to rear leading to conservatory, fireplace surround, picture rail, radiator.

Conservatory
11'2 x 5'9 (3.40m x 1.75m)
Tiled flooring, door to garden.

Cloakroom
WC, wash hand basin, tiled walls and flooring, storage cupboard.

Reception Room
8'9 x 8'11 (2.67m x 2.72m)
Double glazed window to rear, tiled flooring, radiator.

Reception Room
11'2 x 8'5 (3.40m x 2.57m)
Double glazed doors to both sides and to garden. Tiled flooring, radiator, storage cupboard, Potterton boiler.

First Floor Landing
Dado rail, radiator, two storage cupboards.

Bedroom 1 (Currently used as lounge)
16'8 into bay x 20'6 (5.08m into bay x 6.25m)
Double glazed bay window and additional double glazed window to front, brick built fireplace with gas fire, two radiators, coved ceiling.

Bedroom 2
14' x 8'8 (4.27m x 2.64m)
Double glazed window to rear, radiator, feature fireplace, built in cupboard.

Kitchen
14'1 x 11' (4.29m x 3.35m)
One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, gas hob, double oven, space for fridge freezer, part tiled walls, vinyl flooring, radiator, double glazed window to rear.

Utility
8'4 x 3'7 (2.54m x 1.09m)
Plumbing for washing machine, part tiled walls, shelving/storage.

Bathroom
7'9 x 8'4 (2.36m x 2.54m)
Suite comprising bath, shower cubicle, wash hand basin, WC, tiled walls, vinyl flooring, storage cupboard, double glazed window to rear.

Top Floor Landing
Hatch to loft, dado rail, skylight window.

Bedroom 3
9' x 20'6 (2.74m x 6.25m)
Double glazed window to rear, two skylight windows to rear, feature fireplace, radiator.

Bedroom 4
12'3 x 19'9 (3.73m x 6.02m)
Double glazed window to front, two skylight windows to front, feature fireplace, radiator, built in cupboard.

Shower Room
8'1 x 4'1 (2.46m x 1.24m)
Shower Cubicle, wash hand basin, WC, storage cupboard, tiled walls, extractor.

Garden/Parking
Enclosed rear garden with walled and fenced boundaries, patio, double gates to rear leading to carport/off road parking.

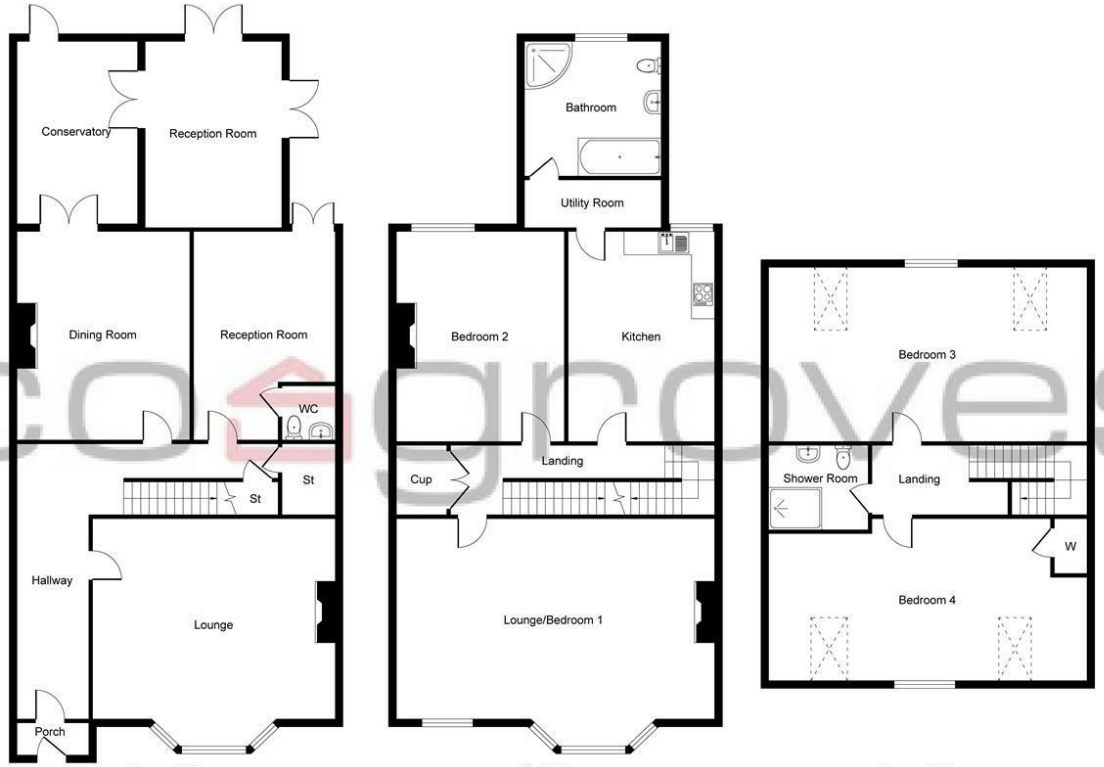
Additional Information
Tenure - Freehold

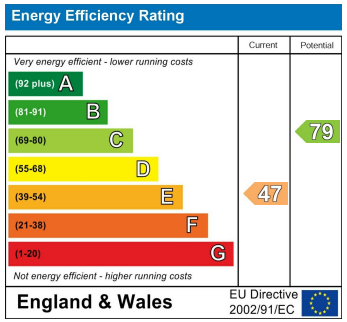
Council tax - Band C

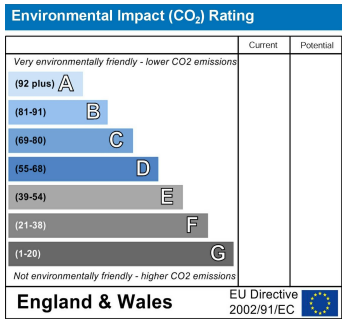
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.







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cosgroves
Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk