


**31 Ashburton Road**
**Southsea, PO5 3JS**
**Asking Price £475,000**

cogroves
Sales, Rentals and Block Management

# 31 Ashburton Road, Southsea, PO5 3JS

3 BEDROOM FAMILY HOME LOCATED IN CENTRAL SOUTHSEA WITH DRIVEWAY TO FRONT OFFERING OFF ROAD PARKING. The ground floor comprises an entrance porch, hallway, open plan lounge/dining room, fitted kitchen with some appliances, conservatory and ground floor WC. The first floor offers 3 bedrooms and good size shower room. Other benefits include no chain, double glazing, gas central heating and enclosed rear garden. Conveniently placed just a short walk to seafront, Southsea Common, Palmerston Road shops, Waitrose, cafes, bars, restaurants and coffee shops.

**Entrance Porch**
3'5 x 9'9 (1.04m x 2.97m)
Double glazed front door to porch, vinyl flooring, double glazed door to rear leading to side walkway.

**Entrance Hall**
Double glazed window to side, laminate flooring, stairs to first floor with understairs storage cupboards housing gas boiler.

**Lounge/Dining Room**
27'9 x 12'5 (8.46m x 3.78m)

**Lounge**
15'3 into bay x 12'5 (4.65m into bay x 3.78m)
Double glazed bay window to front, coved ceiling, radiator.

**Dining Room**
12'2 x 10'9 (3.71m x 3.28m)
Double glazed sliding doors to rear leading to conservatory, coved ceiling, radiator.

**Kitchen**
10'9 x 7'8 (3.28m x 2.34m)
One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, built in oven, hob, extractor, integrated fridge freezer, part tiled walls, vinyl flooring, radiator, double glazed window to side, door to:

**Conservatory**
11'1 max x 22'6 (3.38m max x 6.86m)
Double glazed windows to rear, double glazed doors to garden, double glazed door to side walkway, tiled flooring, radiator, plumbing for washing machine.

**WC**
4'7 x 2'9 (1.40m x 0.84m)
WC, wash hand basin, double glazed window to rear.

**First Floor Landing**
Double glazed window to side, hatch to loft.

**Bedroom 1**
15'2 into bay x 11'3 (4.62m into bay x 3.43m)
Double glazed bay window to front, radiator.

**Bedroom 2**
12'4 x 11'4 (3.76m x 3.45m)
Double glazed window to rear, radiator.

**Bedroom 3**
8'10 x 7'5 max (2.69m x 2.26m max)
Double glazed window to front, radiator.

**Shower Room**
9' x 7'4 (2.74m x 2.24m)
Double walk in shower with rainfall shower and additional shower attachment, WC, wash hand basin, part tiled walls, vinyl flooring, radiator, double glazed windows to side and rear.

**Garden**
25'7 x 24'8 (7.80m x 7.52m)
Enclosed rear rear garden with walled and fenced boundaries, laid to lawn, patio area, outside tap.

**Driveway**
Off road parking to front.

**Additional Information**
Tenure - Freehold

Council tax - Band D

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.

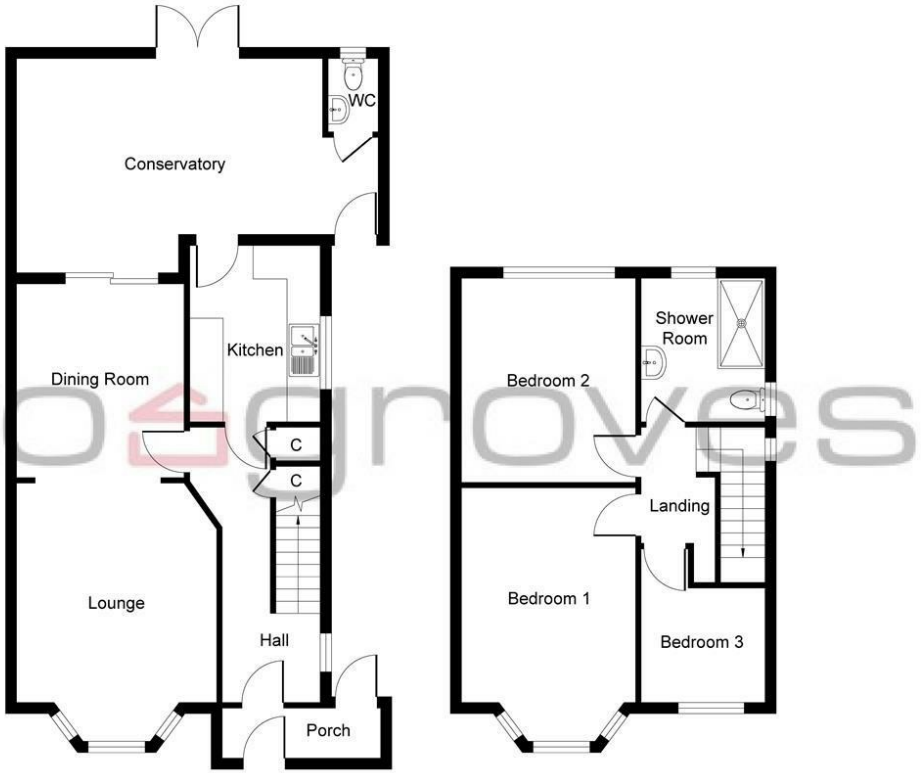
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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





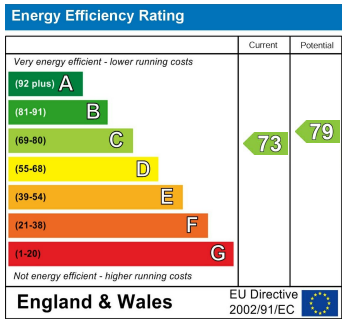


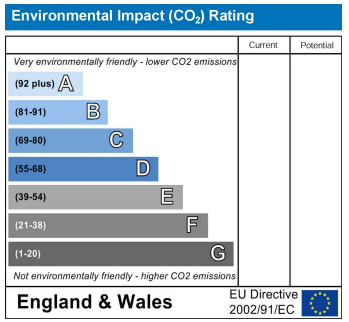



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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