



32 Grayshott Road
Southsea, Hampshire PO4 8AH

£260,000

co**groves**

Sales, Rentals and Block Management

32 Grayshott Road, Southsea, Hampshire PO4 8AH

C3/C4 PLANNING/HMO LICENCE - Cosgroves are delighted to offer one of the nicest student properties on the market. The property is in excellent condition and boasts four double bedrooms, lounge, conservatory and modern fitted kitchen and shower room. Located close to the University bus route and currently let until July 2018 at £1568 pcm with an additional £240 pcm for bills. VIEWING is highly recommended.

Enter the property through wooden front door into:

Hallway

Textured ceiling with pendant light fittings and smoke detector. Smooth plastered walls. Small understairs cupboard housing meters. Two radiators. Laminate to the floor. Doors to all rooms.

Kitchen

9'10" x 8'2" (3.0m x 2.5m)
Textured ceiling with spotlight fitting and smoke detector. Smooth plastered walls. Range of wall and base units with roll top worksurfaces. Acrylic single sink and drainer with mixer taps and tiled splashback surround. Space for cooker. Plumbing for washing machine and space for under counter fridge and freezer. Frosted glass window giving borrowed light to the hallway. UPVC double glazed window to rear aspect. Vinyl to the floor.

Dining Room

11'5" x 9'10" (3.5m x 3.0m)
Skimmed ceiling with pendant light fitting. Smooth plastered walls. Fireplace with tiled surround and wooden mantle over. Radiator. Laminate to the floor. Wooden French doors leading to:

Conservatory

9'6" x 6'2" (2.9m x 1.9m)
Brick built with windows to two sides. Quarry tiles to the floor. Wooden French doors leading to the garden.

Lobby

Skimmed ceiling with brick painted walls. Vinyl to the floor. Wooden door to garden and further door to:

Cloakroom

Textured walls. Low level WC and wall mounted wash hand basin. Small window to side aspect. Vinyl to the floor.

Lounge/Bedroom 2

11'4" excluding bay x 10'1" (3.45m excluding bay x 3.07m)
Textured ceiling with pendant light fitting and smoke detector. Smooth plastered walls. UPVC double glazed bay window to front aspect. Radiator. Carpet to the floor.

From the hallway take the carpeted stairs to the first floor landing.

Landing

Textured ceiling with pendant light fitting and smoke detector. Loft hatch opening which is insulated and partially boarded. Carpet to the floor. Doors to all rooms.

Bedroom 3

11'5" x 9'10" (3.5m x 3.0m)
Textured ceiling with pendant light fitting and smoke detector. Smooth plastered walls with mounted 'Glow Worm' boiler. UPVC double glazed window to rear aspect. Radiator. Carpet to the floor.

Bathroom

4'0" x 6'1" (1.22m x 1.87m)
Textured ceiling with extractor fan and light fitting. Smooth plastered walls with

air vent and mounted electric heater. White suite comprising of low level WC and basin with pedestal. Shower cubicle with glass surround and wall mounted 'Triton T80' shower. Fully tiled walls to shower area. Radiator. Vinyl to the floor.

Bedroom 4

9'10" x 8'2" (3.0m x 2.5m)
Skimmed ceiling with smoke detector and light fitting. Smooth plastered walls. UPVC double glazed window to rear aspect. Radiator. Carpet to the floor.

Bedroom 1

11'5" x 13'3" (3.49m x 4.04m)
Textured ceiling with pendant light fitting and smoke detector. Smooth plastered walls with built in wardrobe and drawer beneath. UPVC double glazed window to front aspect. Radiator. Carpet to the floor.

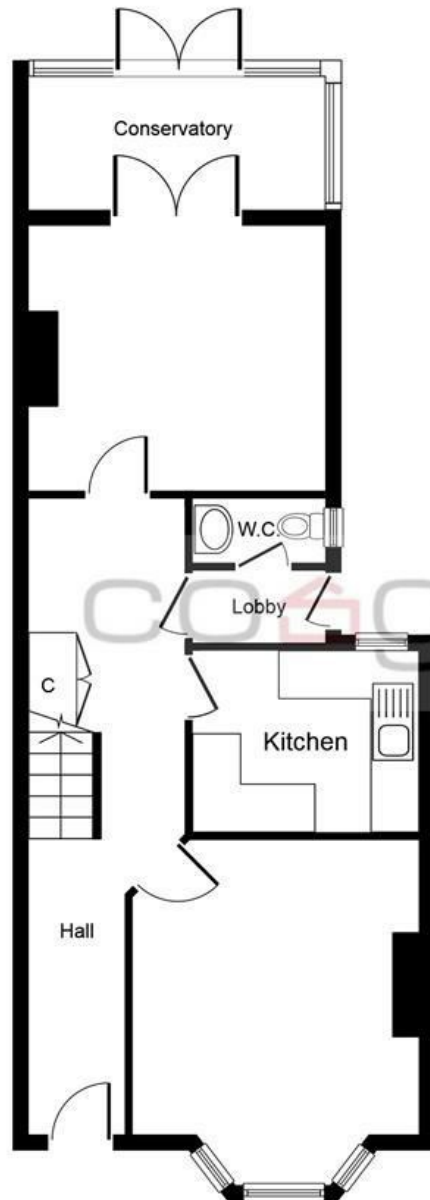
Outside

Forecourt to the front.
To the rear, south facing garden mainly laid to patio.

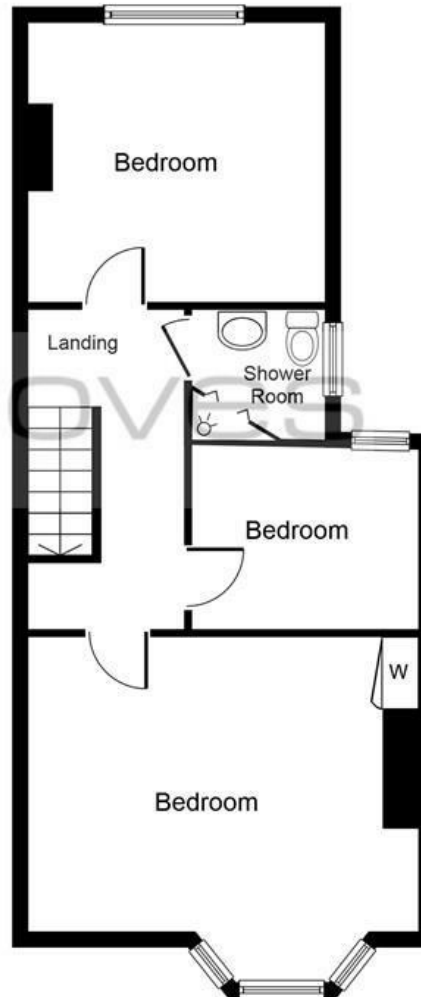
Additional Information

Tenure - Freehold
Council Tax Band B
Rent - Currently let until 1 July 2018 - £1568 pcm with an additional £240 for all bills





Ground Floor



First Floor

Grayshott Road, Southsea, PO4 8AH

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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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