

165 Eastfield Road
Southsea, PO4 9EL
Offers Over £240,000

cogroves
Sales, Rentals and Block Management

165 Eastfield Road, Southsea, PO4 9EL

PRICE RANGE £240,000-£250,000. NO CHAIN WITH THIS 3 BEDROOM TERRACED HOME WITH SOUTHERLY FACING GARDEN LOCATED IN THIS POPULAR PART OF SOUTHSEA, WHICH IS A SHORT WALK TO SOUTHSEA SEAFRONT, BRANSBURY PARK, MILTON PARK, SHOPS & BUS ROUTES. The accommodation comprises a lounge with bay window and attractive fireplace, kitchen/dining room, ground floor shower room and 3 bedrooms. Other benefits include double glazing, gas central heating and period features including fireplace, picture rails and ceiling rose..

Entrance Hall
Double glazed front door leading to entrance hall, coved ceiling, dado rail, stairs to first floor.

Lounge
13'9 into bay x 9'9 (4.19m into bay x 2.97m)
Currently used as a ground floor bedroom this room comprises a double glazed bay window to front, attractive fireplace, coved ceiling with central ceiling rose, picture rail, radiator.

Kitchen/Dining Room
12'8 x 11' (3.86m x 3.35m)
Double glazed window to rear, single drainer stainless steel sink unit with wall and base cupboards, electric cooker, space for fridge freezer, dishwasher, textured ceiling, understairs storage cupboard housing electric meter.

Lobby
4'2 x 3'1 (1.27m x 0.94m)
Door to side leading to garden, door to:

Shower Room
11'1 x 7'9 maximum measurements (3.38m x 2.36m maximum measurements)
Double shower cubicle, WC, wash hand basin, part tiled walls, radiator, double glazed window to side and rear, part tiled flooring, cupboard housing Ideal gas boiler and plumbing for washing machine.

First Floor Landing
Hatch to loft, textured ceiling.

Bedroom 1
12'9 x 11'8 (3.89m x 3.56m)
Double glazed window to front, feature fireplace, built in cupboard, radiator.

Bedroom 2
11'1 x 10'2 (3.38m x 3.10m)
Double glazed window to rear, feature fireplace, two built in cupboards, radiator.

Bedroom 3
11'1 x 7'9 (3.38m x 2.36m)
Double glazed window to rear, textured ceiling, radiator.

Garden
Enclosed southerly facing rear garden which is laid to patio with shrub and flower borders, walled boundaries.

Additional Information
Tenure - Freehold

Council Tax - Band B

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.







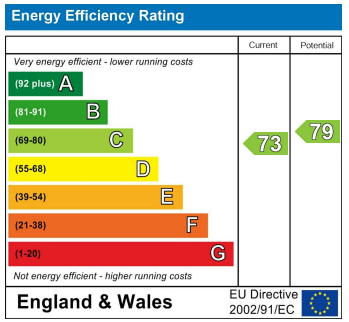


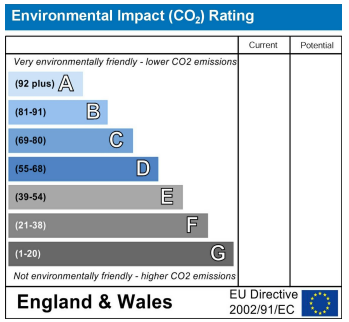
Ground Floor **First Floor**

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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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