



27 Gains Road
Southsea, PO4 0PJ
Offers Over £520,000

co **groves**
Sales, Rentals and Block Management

27 Gains Road, Southsea, PO4 0PJ

GUIDE PRICE £520,000-£550,000. SPACIOUS 5 BEDROOM FAMILY HOME SITUATED WITHIN THIS TREE LINED ROAD SOUTH OF ALBERT ROAD, WHICH IS JUST A SHORT WALK TO SEAFRONT, PALMERSTON ROAD SHOPPING PRECINCT, BARS, RESTAURANTS, CAFES, KINGS THEATRE, BUS ROUTES & FRATTON TRAIN STATION. The accommodation comprises 5 bedrooms, open plan lounge/dining room, good size kitchen/breakfast room with appliances, separate utility room, ground floor cloakroom, large first floor family bathroom, top floor shower room. Other benefits include double glazing, underfloor heating, enclosed low maintenance rear garden with rear pedestrian access and hot tub. Offered with no chain.

Entrance Hall

Coved ceiling, picture rail, wooden flooring, stairs to first floor with understairs storage area.

Lounge/Dining Room

27'4 into bay x 11'6 (8.33m into bay x 3.51m)

Lounge Area

14'10 into bay x 11'6 (4.52m into bay x 3.51m)
Double glazed bay window to front with window shutters, coved and textured ceiling, picture rail, coved ceiling with central ceiling rose, wood burner, wooden flooring.

Dining Area

11'8 x 11'6 (3.56m x 3.51m)
Coved and textured ceiling, central ceiling rose, picture rail, storage cupboard, wooden flooring.

Kitchen/Breakfast Room

22'9 x 10' (6.93m x 3.05m)
Butler sink with work tops over, range of wall and base cupboards, range oven with extractor over, fridge/freezer, dishwasher, coved ceiling, spotlights, laminate flooring, Vaillant gas boiler, two double glazed windows to side.

Lobby

4'8 x 4' (1.42m x 1.22m)
Double glazed door to rear leading to garden, laminate flooring, larder cupboard with shelving.

Cloakroom

3'4 x 3'3 (1.02m x 0.99m)
WC, wash hand basin, window to rear, heated towel rail, window to rear, laminate flooring.

Utility Room

9'4 x 4'3 (2.84m x 1.30m)
Sink unit with cupboard below, washing machine, tumble dryer, laminate flooring door to garden.

First Floor Landing

Double glazed window to side, wooden flooring, airing cupboard housing hot water tank, stairs to top floor.

Bedroom 1

14'10 into bay x 15' to back of wardrobe (4.52m into bay x 4.57m to back of wardrobe)
Double glazed bay window to front with window shutters, wooden flooring, feature fireplace, coved ceiling, picture rail, built in wardrobe.

Bedroom 3

12'1 x 11'7 (3.68m x 3.53m)
Double glazed window to rear, feature fireplace, picture rail, built in cupboard, wooden flooring.

Bedroom 4

10'10 x 9'10 (3.30m x 3.00m)
Double glazed window to rear, wooden flooring.

Family Bathroom

11'3 x 6'10 (3.43m x 2.08m)
Suite comprising freestanding bath, large walk in shower, WC, wash hand basin with storage below, heated towel rail, tiled flooring and walls, double glazed window to side, spotlights, extractor.

Top Floor Landing

Double glazed window to side, wooden flooring.

Bedroom 2

18'6 x 14'3 max (5.64m x 4.34m max)
Two skylight windows to front, double glazed window to rear, range of fitted wardrobes, storage cupboards, eves storage, spotlights.

Bedroom 5

9'1 x 9'6 (2.77m x 2.90m)
Double glazed window to rear, spotlights, wooden flooring, eves storage.

Shower Room

5'6 x 6'1 (1.68m x 1.85m)
Suite comprising shower cubicle, WC, wash hand basin with storage below, spotlights, extractor, double glazed window to side, heated towel rail, heated towel.

Garden

Enclosed rear garden with fenced boundaries, laid to decking, patio area, hot tub, outside tap, rear pedestrian access.

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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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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