



24 Leopold Street
Southsea, PO4 0JZ

Offers Over £250,000

co_groves
Sales, Rentals and Block Management

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GUIDE PRICE £250,000-£260,000. 2 DOUBLE BEDROOM TERRACED HOME LOCATED SOUTH OF ALBERT ROAD WITH FIRST FLOOR SHOWER ROOM & 36' GARDEN WITH REAR PEDESTRIAN ACCESS. The accommodation comprises 2 double bedrooms, 2 separate reception roomS, entrance lobby, fitted kitchen with with appliances, first floor shower room. Other benefits include double glazing & gas central heating. Located close to Albert Road and all of its amenities which include supermarkets, cafes, coffee shops, bars, restaurants, bus routes, Kings Theatre and Fratton Train Station. Southsea Seafront & Palmerston Road are also within a short walk.

Entrance Lobby

Double glazed front door, cupboard housing gas meter, door to:

Dining Room

13'2 x 12'6 (4.01m x 3.81m)

Double glazed window to front, radiator, cupboard housing electric meter, coved ceiling, stairs to first floor with understairs storage area.

Sitting Room

13'2 x 9'8 (4.01m x 2.95m)

Double glazed window to rear, understairs storage cupboard, coved ceiling, radiator.

Kitchen

17'8 x 5'6 (5.38m x 1.68m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, drawers, Zanussi oven, hob and extractor. Other appliances include washing machine, dishwasher and fridge. Double glazed windows to side and rear, double glazed door to garden, radiator, plinth heater, vinyl flooring, spotlights, cupboard housing Ideal Logic gas boiler.

First Floor Landing

Bedroom 1

13'1 x 9'5 (3.99m x 2.87m)

Double glazed window to front, radiator, coved ceiling, built in cupboard/wardrobe and additional freestanding wardrobe to remain.

Bedroom 2

9'3 x 8'11 (2.82m x 2.72m)

Double glazed window to rear, wardrobe area, coved ceiling.

Reference to appliances and/or services

does not imply they have been tested.

Shower Room

Suite comprising shower cubicle, WC, wash hand basin with cupboards below, tiled walls and flooring, double glazed window to rear, spotlights, electric heated towel rail.

Garden

36' (10.97m)

Enclosed rear garden with rear pedestrian access. Laid to patio with walled boundaries, outside tap.

Additional Information

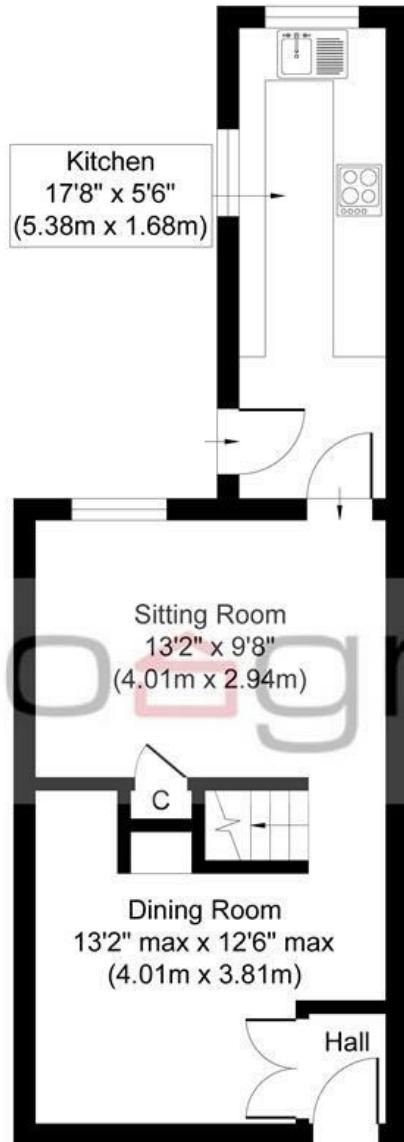
Tenure: Freehold

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.

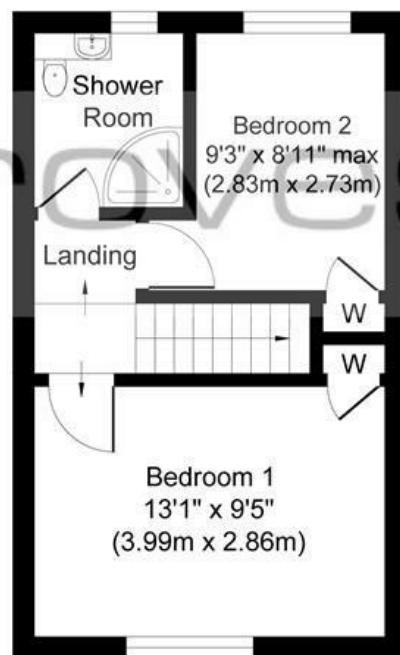




Ground Floor
Approximate Floor Area

400 sq. ft

(37.12 sq. m)



First Floor
Approximate Floor Area

298 sq. ft

(27.68 sq. m)

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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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