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PERCY ROAD, SOUTHSEA, PO4 0BL

This Unique Property with its own Garage is not to be missed! Priced attractively as it is in need of some updating and improvement. This larger than average home has 2 Reception Rooms, Kitchen, Sun Room, Cloakroom, 3 Double Bedrooms and an Upstairs Large 4 Piece Family Bathroom. Situated in a central location with Fratton Train Station within walking distance plus local shops and amenities all close by. The Property is mostly double glazed and has gas central heating! The rear garden is a good size and mainly laid to paving. View Quickly to Avoid Disappointment!

ASKING PRICE £225,000

PERCY ROAD

, SOUTHSEA, PO4 0BL



- 3 Double Bedroom House
- Own Garage!
- In need of some updating & improvement
- Upstairs 4 Piece Family Bathroom
- Downstairs Cloakroom
- Double Glazing & Gas Central Heating
- Walking Distance to Fratton Train Station
- View Quickly!!

Entrance

Via property forecourt with double glazed front door to:-

Entrance Hall

Wall mounted meters and fuses, radiator, stairs to first floor, dado rail, ceiling coving, door to:-

Lounge

13'6" x 9'1" (4.14 x 2.77)

Double glazed bay window to front, radiator, ceiling coving.

Reception Room 2

14'10" x 10'11" (4.54 x 3.33)

Double glazed window to rear, ceiling coving, under stairs storage cupboard, radiator, wall mounted gas fire, door to:-

Kitchen

10'9" x 7'11" (3.29 x 2.42)

Two double glazed windows to side elevation, range of fitted wall and base kitchen units comprising cupboards and drawers with roll edge work surfaces over and tiling to splashbacks, inset stainless steel one and a half bowl sink unit with mixer tap, inset 4 burner gas

hob, integrated electric over, space and plumbing for washing machine and dishwasher, space for fridge/freezer. Door to:-

Sun Room

8'0" x 5'1" (2.46 x 1.55)

Double glazed windows, double glazed door to side leading to garden, door to:-

Cloakroom

Obscure glazed window to rear, chrome heated towel rail, wall mounted hand basin with tiling to splashbacks, low level W.C.

First Floor Landing

Access hatch to loft space, doors to:-

Bedroom 1

13'1" x 12'5" (4.00 x 3.79)

Double glazed window to front, radiator, built in original cupboard with drawer below.

Bedroom 2

12'6" x 12'5" (3.82 x 3.80)

Double glazed window to rear, radiator, built in original cupboard.

Bedroom 3

13'2" x 7'4" (4.02 x 2.24)

Double glazed window to front, radiator, fitted overhead storage cupboards.

Family Bathroom

13'2" x 7'4" (4.02 x 2.24)

Obscure double glazed window to rear, half tiling to walls, built in cupboard housing GlowWorm Combination Boiler, chrome heated towel rail, four piece white bathroom suite comprising of:- panelled bath, with mixer tap, pedestal hand basin, shower cubicle and low level W.C.

Outside

To Front

Garage

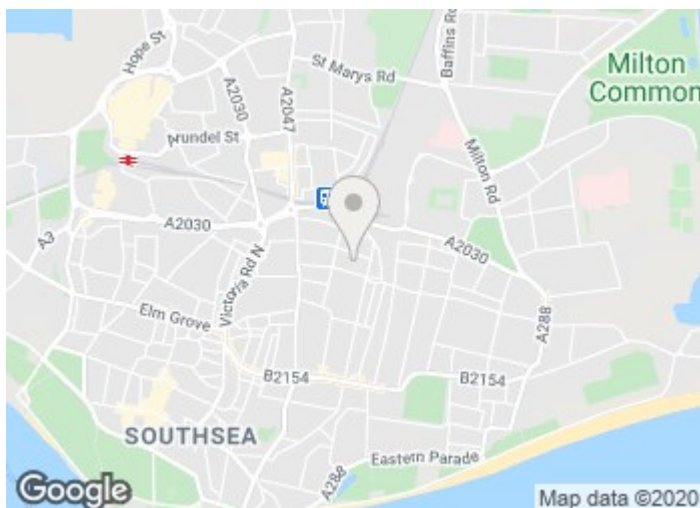
27'0" x 7'5" (8.24 x 2.27)

Access via double doors, wall mounted gas smart meter, doors to rear leading into rear garden.

To Rear

Rear Garden

Enclosed rear garden mainly laid to patio.

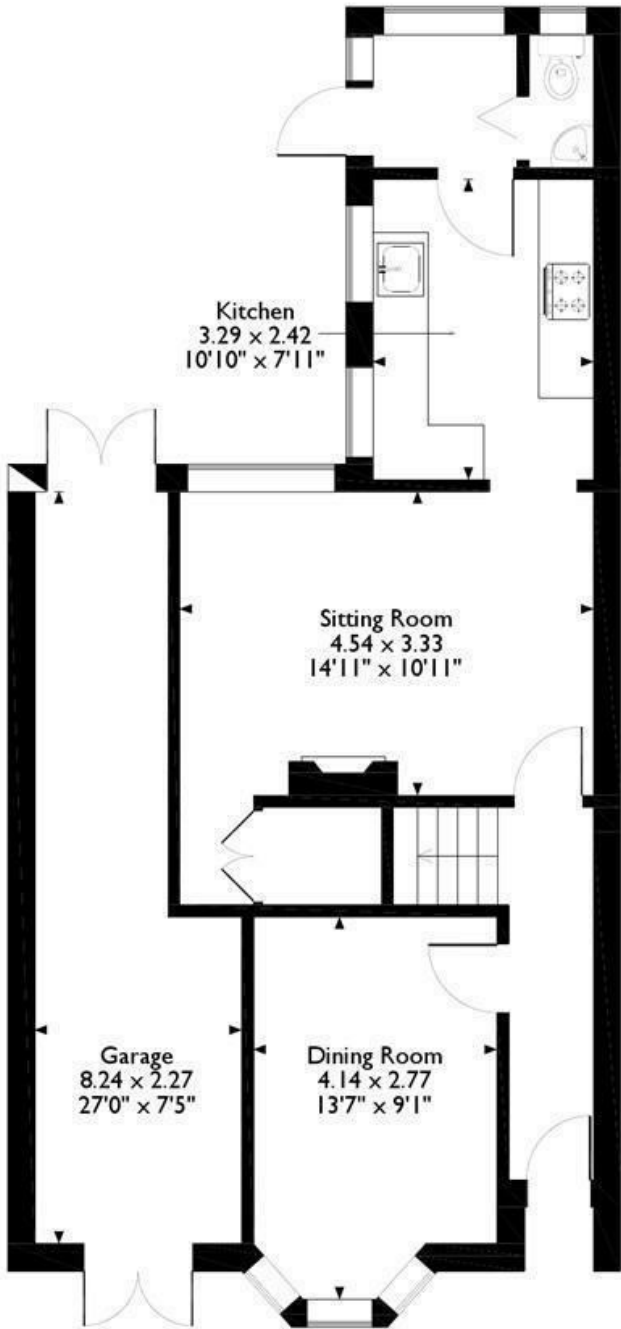


Directions

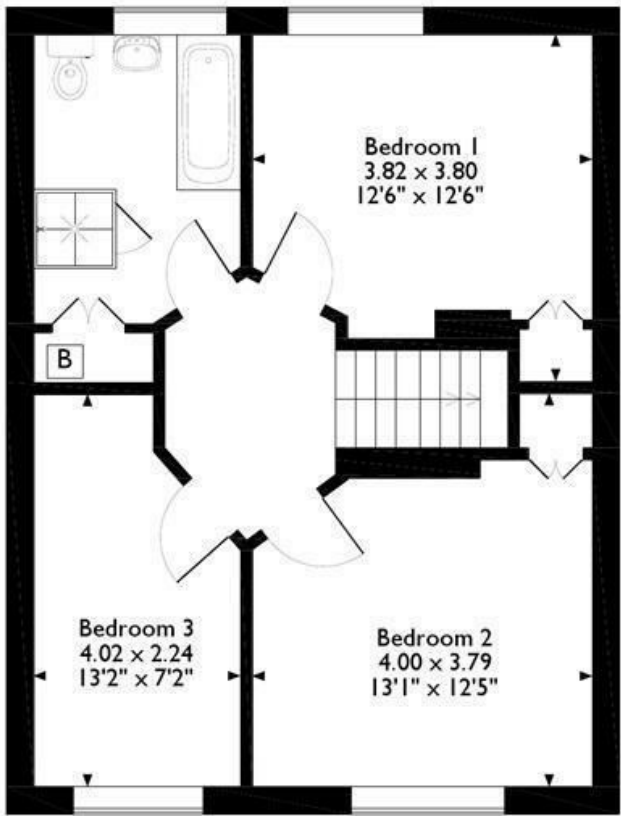


FLOOR PLAN

Percy Road, Southsea, Hampshire
Approximate Gross Internal Area
Main House = 1046 SQFT/98 SQM
Garage = 161 SQFT/15 SQM



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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