



# PRESTIGE & VILLAGE

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## CLEGG ROAD, SOUTHSEA, PO4 9DG

This property would make an ideal investment purchase and has the possibility of creating a 3rd Bedroom!

Alternatively it could be ideal for a buyer who is happy to do some upgrading and repair.

The accommodation currently comprises of 2 double bedrooms, Lounge with openway to kitchen, bathroom, downstairs cloakroom plus an integral garage (which could be converted into a 3rd bedroom).

Ideally located just off Highland Road, with Fratton train station within walking distance plus Albert Road with all its shopping, bar and restaurants, also a short stroll away.

The house has double glazing and gas central heating.

No forward chain!

**ASKING PRICE £220,000**

# CLEGG ROAD

## , SOUTHSEA, PO4 9DG



- Ideal Investment Purchase
- Integral Garage (Potential 3rd Bedroom)
- Gas Central Heating
- In need of some upgrading & repair
- Bathroom & Downstairs Cloakroom
- No Forward Chain
- 2 Double Bedrooms
- Double Glazing

### Entrance

Double glazed front door leading to:-

### Entrance Hall

Laminate wood flooring, stairs to upper floors, storage cupboard, door leading to integral garage, door to:-

### Cloakroom

Wall mounted wash hand basin, radiator, low level W.C.

### Integral Garage

14'5" x 7'8" (4.4 x 2.35)

Up and over door.

### First floor Landing

Stairs to second floor, door to:-

### Living Room

14'9" x 8'10 (4.50m x 2.69m)

Double glazed bay window to front, further double glazed window to front, wood flooring, radiator. openway to:-

### Kitchen

7'7" x 7'6" (2.32 x 2.30)

Range of fitted wall and base units with work surfaces over, inset single drainer sink unit, inset 4 burner gas hob with electric oven below, space and plumbing for washing machine.

### Second Floor Landing

Built in airing cupboard with shelving, doors to:-

### Bedroom 2

14'9" into wardrobe x 8'9" (4.50 into wardrobe x 2.69)

Double glazed window to front, built in wardrobes to one wall, radiator.

### Bathroom

7'7 x 6'5 (2.31m x 1.96m)

Tiled floor, tiling to walls, radiator, extractor fan, white bathroom suite comprising panelled bath with shower above, pedestal hand basin and low level W.C.

### Top Floor Landing

Door to:-

### Bedroom 1

14'9" x 11'9" (4.50 x 3.6)

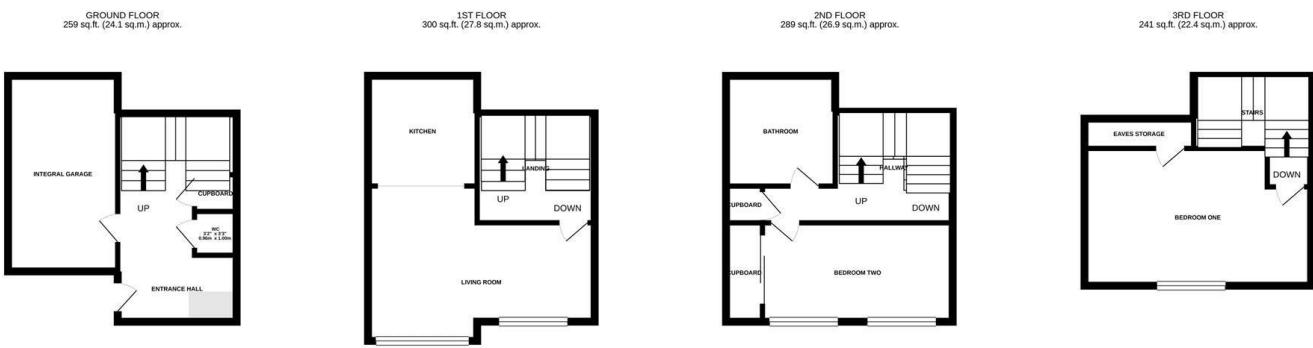
Double glazed window to front, built in cupboard, radiator.



### Directions



## FLOOR PLAN



**TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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			64
(81-91) B			64
(70-80) C			64
(55-68) D			64
(39-54) E			64
(21-38) F			64
(1-20) G			64
Not energy efficient - higher running costs			64
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC