



NESBITT & SONS
ESTATE AGENTS



51 Gruneisen Road, Portsmouth, PO2 8QD

£225,000

Situated in the sought-after area of Gruneisen Road, Portsmouth, this charming end-of-terrace family home offers a delightful blend of comfort and modern living. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The two well-proportioned bedrooms are perfect for a small family or those looking to downsize, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is the modern kitchen, which boasts a striking vaulted ceiling and a skylight that floods the space with natural light, creating a warm and inviting atmosphere. This kitchen is not only functional but also a lovely place to gather and enjoy meals.

The property is ideally situated within a popular location, just a short stroll from local shops and amenities, ensuring that daily necessities are always within easy reach. Additionally, the Mountbatten Leisure Centre is only a brief walk away, offering a range of recreational activities for all ages.

Entrance

Living Room 13'5 x 13'10 (4.09m x 4.22m)



Dining Room 10'2 x 9'5 (3.10m x 2.87m)

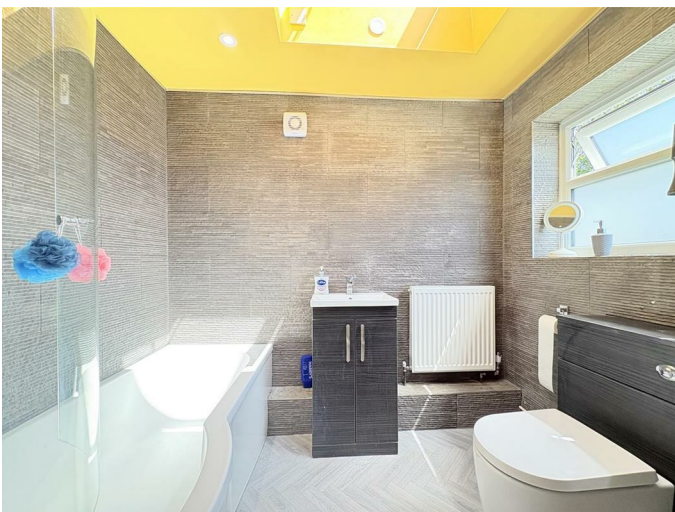


Kitchen 10'4 x 9'3 (3.15m x 2.82m)



Inner Hallway

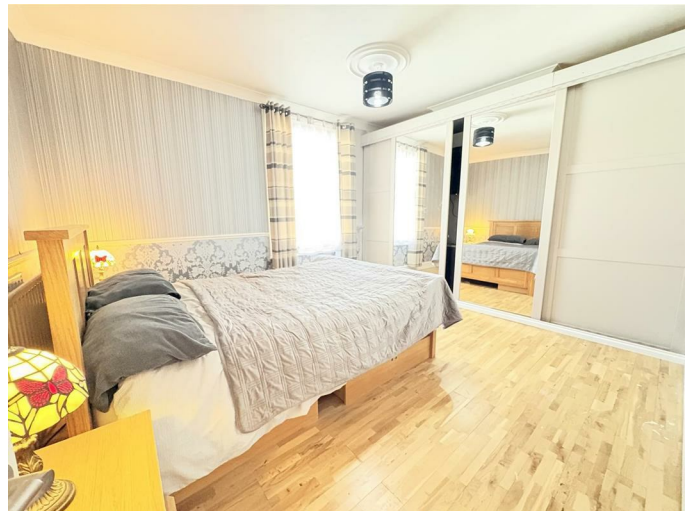
Bathroom 7'11 x 5'9 (2.41m x 1.75m)



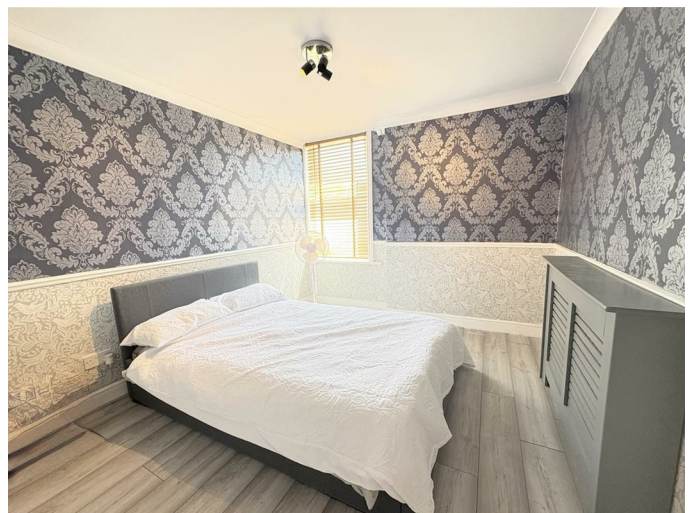
Landing



Bedroom One 13'7 x 11'4 (4.14m x 3.45m)



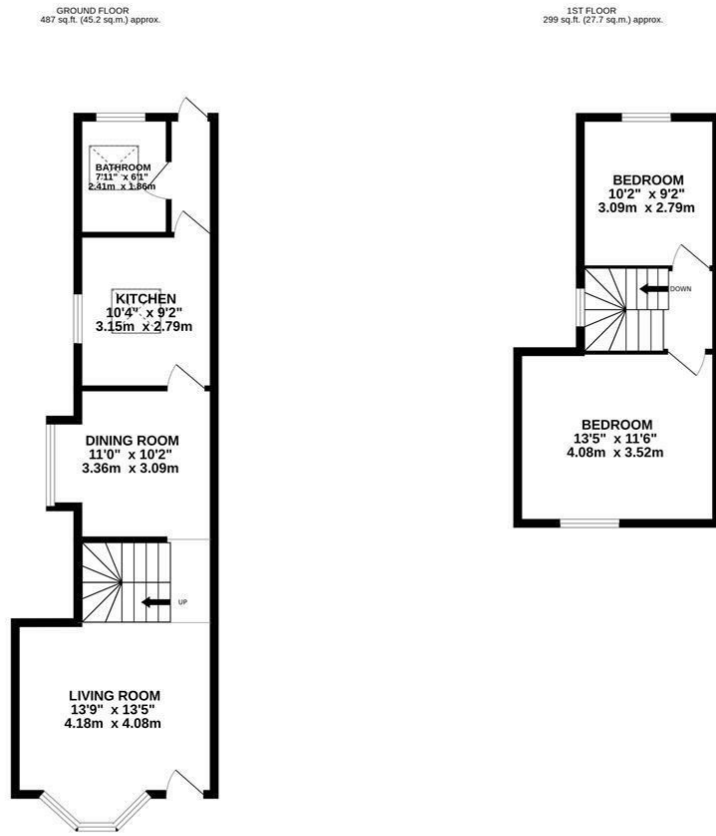
Bedroom Two 10'3 x 9'7 (3.12m x 2.92m)



Garden

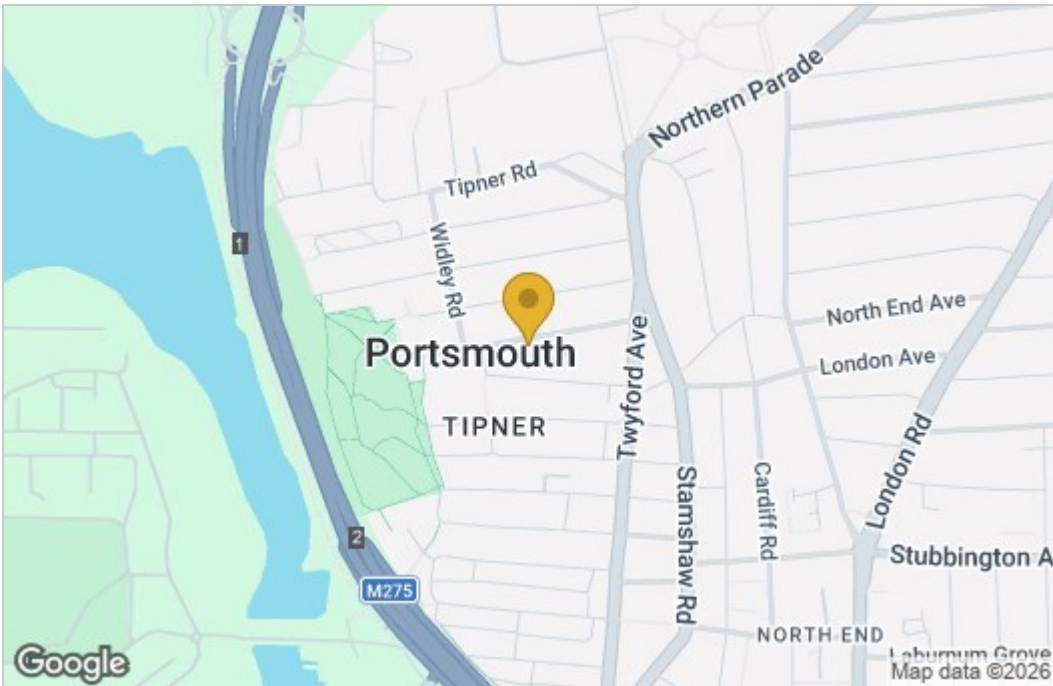


Floor Plan

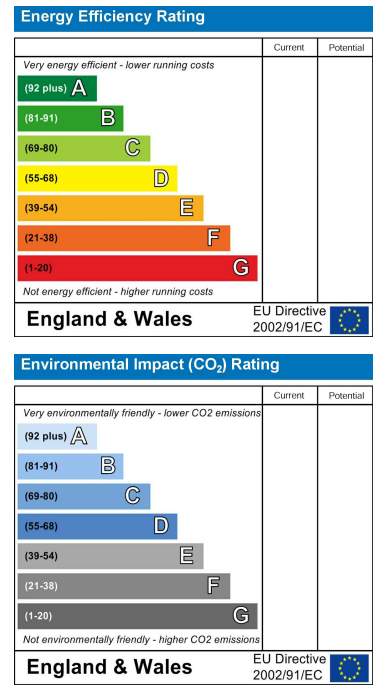


TWO BEDROOM EOT
TOTAL FLOOR AREA: 786 sq. ft. (73.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Area Map



Energy Efficiency Graph



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