

£265,000

7 Burlington Road

Portsmouth, PO2 0DP

PROPERTY SUMMARY

FOUR BEDROOMS! We are delighted to offer for sale this four bedroom, terraced property located in Burlington Road, North End. Accommodation comprises two reception rooms, a downstairs WC, a 16ft kitchen and a conservatory. To the first floor, you will find three bedrooms, a family bathroom and stairs leading to a fourth bedroom situated in the loft conversion. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact our Portsmouth branch to arrange an internal viewing today! 02392 661 662

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COMPOSITE FRONT DOOR Leading to hallway.

HALLWAY Laminate flooring, radiator, stairs to first floor, door to reception room one, WC, kitchen, under stairs cupboard.

RECEPTION ROOM ONE 14' 7" into bay x 9' 10" (4.44m x 3m) PVC double glazed bay window to front aspect, electric fireplace with feature hearth and surround, laminate flooring, open to reception room two.

RECEPTION ROOM TWO 11' 3" x 7' 9" (3.43m x 2.36m) PVC double glazed window to rear aspect, double radiator, laminate flooring.

WC Obscure PVC double glazed window to side aspect, vanity unit, low level WC, tiled to principal areas, lino flooring.

KITCHEN 16' 7" x 8' 9" (5.05m x 2.67m) PVC double glazed window to side aspect, double radiator, roll top work surfaces, range of wall and base units, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, wall mounted boiler, space for fridge/freezer, gas cooker point, stainless steel splash back, stainless steel overhead extractor fan, plumbing for washing machine, breakfast bar, tiled to principal areas, laminate tiled flooring, PVC double glazed sliding doors to conservatory.

CONSERVATORY 7' 7" x 7' 2" (2.31m x 2.18m) PVC double glazed back door to garden, tiled flooring.

FIRST FLOOR LANDING Door to bedroom one, bedroom two, bedroom three, bathroom, stairs to second floor.

BEDROOM TWO 11' 10" x 11' into wardrobe depth (3.61m x 3.35m) PVC double glazed window to front aspect, double radiator, built in wardrobes.

BEDROOM THREE 11' 5" x 7' 2” into wardrobe depth (3.48m x 2.18m) PVC double glazed window to rear aspect, double radiator, built in wardrobe, cupboard housing water tank.

BEDROOM FOUR 11' 3" x 7' 9" (3.43m x 2.36m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BATHROOM Obscure PVC double glazed window to side aspect, pedestal wash basin, close coupled WC, panel enclosed bath with stainless steel shower attachment, lino flooring, tiled to principal areas, extractor fan.

SECOND FLOOR LANDING Eaves storage, door to bedroom.

BEDROOM ONE 12' 9" narrowing to 9'2" x 18' 10" (3.89m x 5.74m) Velux window to front aspect, PVC double glazed window to rear aspect, eaves storage.

REAR GARDEN 36' (10.97m) approx. West facing, fully enclosed, mainly laid to paving, wooden shed, mature shrub borders.

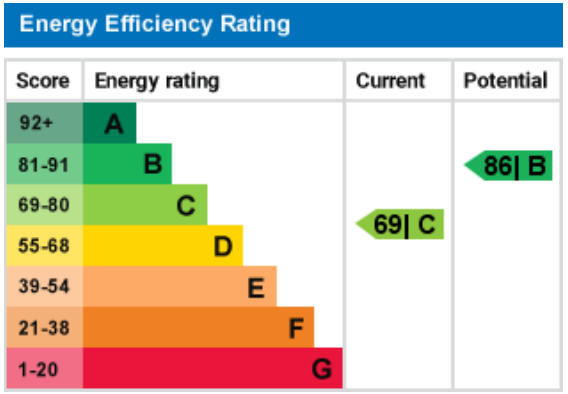


LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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