

£180,000

58 Westfield Road

Southsea, PO4 9ES

MODERNISATION REQUIRED & NO FORWARD CHAIN! Situated on the popular residential location of Westfield Road, just moments from Fratton Train Station, this bay-fronted home offers fantastic potential for buyers looking to put their own stamp on a property. The accommodation comprises an entrance porch, two separate reception rooms, a fitted kitchen and bathroom to the ground floor, with two double bedrooms upstairs. Externally, there is an enclosed rear garden. Further features include gas central heating and double glazing. With huge amounts of potential on offer, this could make an ideal renovation project for a first time or investment purchaser. To book your internal viewing, call the Southsea office along Marmion Road.

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FORECOURT Double glazed door to:-

PORCH Door to:-

LOUNGE 13' 11" into bay x 13' 2" (4.26m x 4.03m) Double glazed bay window to front elevation, laminate flooring, radiator, door to:-

DINING ROOM 9' 7" x 13' 3" (2.94m x 4.04m) Exposed floorboards, double glazed doors to garden, under stairs storage cupboard, radiator, door to:-

KITCHEN 8' 3" x 13' 5" (2.54m x 4.10m) Fitted kitchen comprising range of wall and base level units, stainless steel sink and drainer unit, double glazed window to side elevation, door to garden.

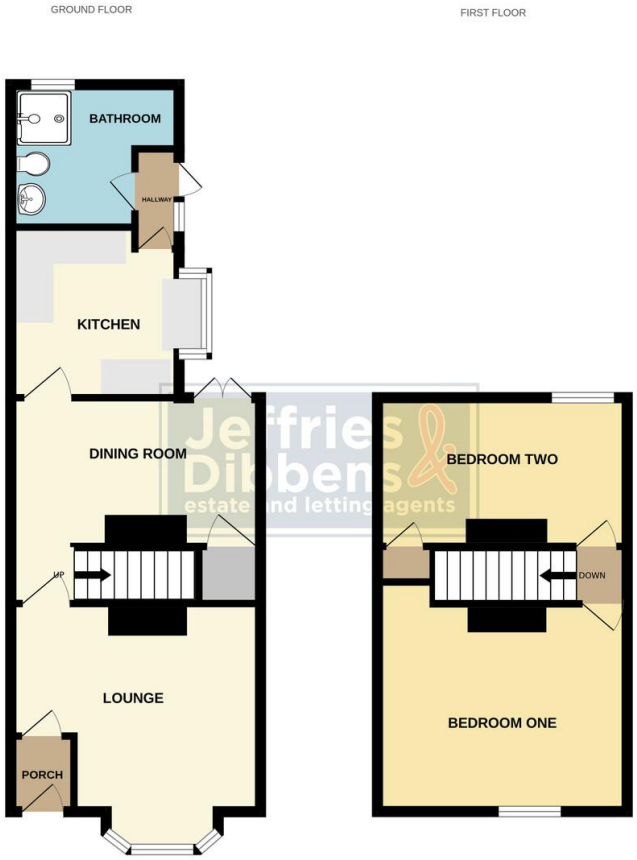
BATHROOM 8' 8" x 6' 5" (2.65m x 1.98m) Shower cubicle with thermostatic shower unit, concealed WC, pedestal hand basin, cupboard housing wall mounted boiler, double glazed window to rear elevation, towel rail radiator.

LANDING

BEDROOM ONE 11' 6" x 13' 1" (3.51m x 3.99m) Double glazed window to front elevation, radiator.

BEDROOM TWO 10' 0" x 13' 2" (3.05m x 4.02m) Double glazed window to rear elevation, built-in wardrobe, radiator.

GARDEN



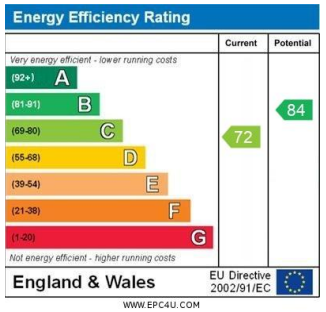
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Jeffries & Dibbens estate and letting agents

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