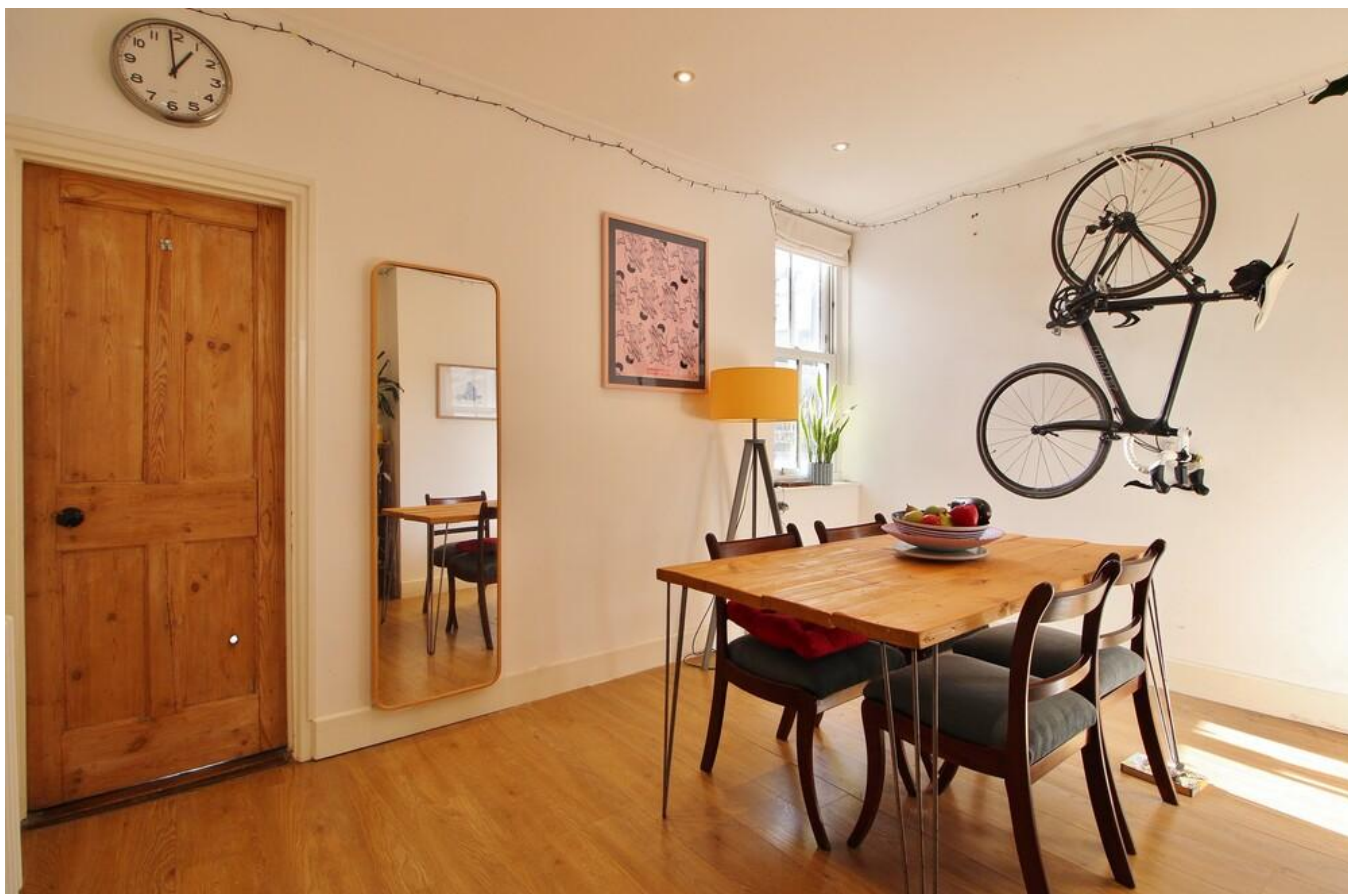


£234,995
39 Middlesex Road
Southsea, PO4 8EF

LOVELY TWO BEDROOM HOME WITH MODERN FITTED KITCHEN AND GENEROUS SOUTH FACING GARDEN! A great example of a mid-terrace home, situated in a popular Southsea spot. Middlesex Road is ideally placed to enjoy all that Southsea has to offer, with local amenities right on your doorstep, and convenient access out of the city. The internal accommodation is well-presented throughout and briefly comprises; hallway, a cosy and characterful living room with period fireplace, dining room, contemporary fitted kitchen and bathroom suite on the ground floor. The first floor provides two generously sized bedrooms and loft access. The larger than average SOUTH FACING rear garden provides a beautiful space to enjoy those summer evenings. Additional benefits include gas central heating, feature sash double glazing and a useful separate utility space. To arrange your internal viewing, please contact the Southsea office.

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ENTRANCE Double glazed front door to:-

HALLWAY Stairs to first floor landing, laminate flooring, decorative corbels, decorative coving, wall mounted smart thermostat, doors to:-

RECEPTION ROOM ONE 10' 1" into bay x 9' 10" (3.08m x 3.02m) Double glazed window to front elevation with decorative period shutters, laminate flooring, radiator, period feature fireplace with wooden surround and brick hearth, period coving.

RECEPTION ROOM TWO 9' 10" x 13' 2" (3.01m x 4.02m) Double glazed sash window to rear elevation, under stair storage cupboard, laminate flooring, period style radiator, door to:-

KITCHEN 10' 0" x 9' 4" (3.06m x 2.85m) Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces and matching back splash, stainless steel sink and drainer unit with mixer tap, integral oven and gas hob, space for fridge/freezer, wall mounted 'Vaillant' combination boiler, radiator, laminate flooring, loft access for storage, opening to:-

REAR LOBBY Laminate flooring, door to bathroom, opening to:-

UTILITY SPACE Range of wall and base units, space and plumbing for washing machine, tiled to principal areas and laminate flooring, radiator, double glazed window to rear elevation, double glazed door to garden.

BATHROOM 5' 0" x 6' 5" (1.54m x 1.98m) Modern fitted suite comprising panel enclosed bath with dual mixer electric shower, low level WC, wash hand basin with mixer tap, wall mounted heated towel rail, tiled to principal areas and laminate flooring, spot lighting, vent to exterior, double glazed windows to rear and side elevation.

FIRST FLOOR LANDING Loft access, doors to:-

BEDROOM ONE 10' 0" x 13' 2" (3.05m x 4.02m) Double glazed sash window with period style shutters to front elevation, period style radiator, period feature fireplace with decorative surround, built-in storage cupboard.

BEDROOM TWO 9' 9" x 13' 2" (2.98m x 4.03m) Double glazed sash window with period style shutters to rear elevation, laminate flooring, radiator, built-in storage cupboard.

GARDEN South facing garden, mainly laid to decking and slate chippings, raised decked built-in seating area with integral fire pit area, outside tap, fully enclosed by brick walls and wooden fencing.





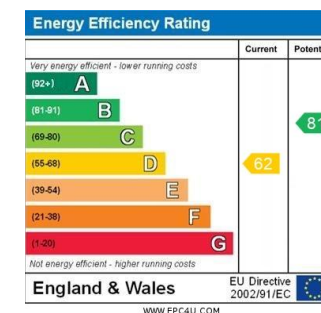
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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