

£265,000
86 Westfield Road
Southsea, PO4 9ES



TWO BEDROOM HOME WITH NO FORWARD CHAIN! This mid terraced home is situated in a highly requested pocket of Southsea. Westfield Road is located within close proximity to Bransbury Park, Eastney Road shopping areas and the seafront. The accommodation on offer is well presented throughout and comprises two separate reception rooms with bay window in the living room, fitted modern kitchen with bay window and breakfast bar and modern fitted bathroom with separate WC to the ground floor. Two double bedrooms occupy the first floor. A low maintenance garden with shrub borders can be found to the rear of the property. Further benefits include gas central heating, double glazing and no chain. We highly advise an internal viewing at your earliest convenience.

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ENTRANCE Tiled forecourt, composite front door to:-

HALLWAY Laminate flooring, radiator, cupboard housing electric consumer unit, stairs to first floor landing, period decorative corbel.

LOUNGE 12' 5" x 9' 11" (3.81m x 3.04m) Double glazed bay window to front elevation with bespoke shutters, laminate flooring, radiator, period feature fireplace, period ceiling rose and coving.

DINING ROOM 13' 2" x 9' 6" (4.02m x 2.92m) Double glazed window to rear elevation, laminate flooring, radiator, storage cupboard.

KITCHEN 13' 6" x 10' 9" (4.12m x 3.29m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven with gas hob with extractor hood over, integral fridge/freezer, cupboard housing wall mounted boiler, spaces and plumbing for washing machine and dishwasher, tiled splash back, newly fitted vinyl flooring, newly fitted double glazed door to garden.

BATHROOM 5' 10" x 5' 8" (1.78m x 1.75m) Panel enclosed bath with shower attachment and large shower head, pedestal mounted wash basin, radiator, tiled to principal areas and tiled flooring, obscure double glazed window to rear aspect, door to:-

WC Obscure double glazed window to rear aspect, heated towel rail, low level WC, tiled to principal areas and tiled flooring.

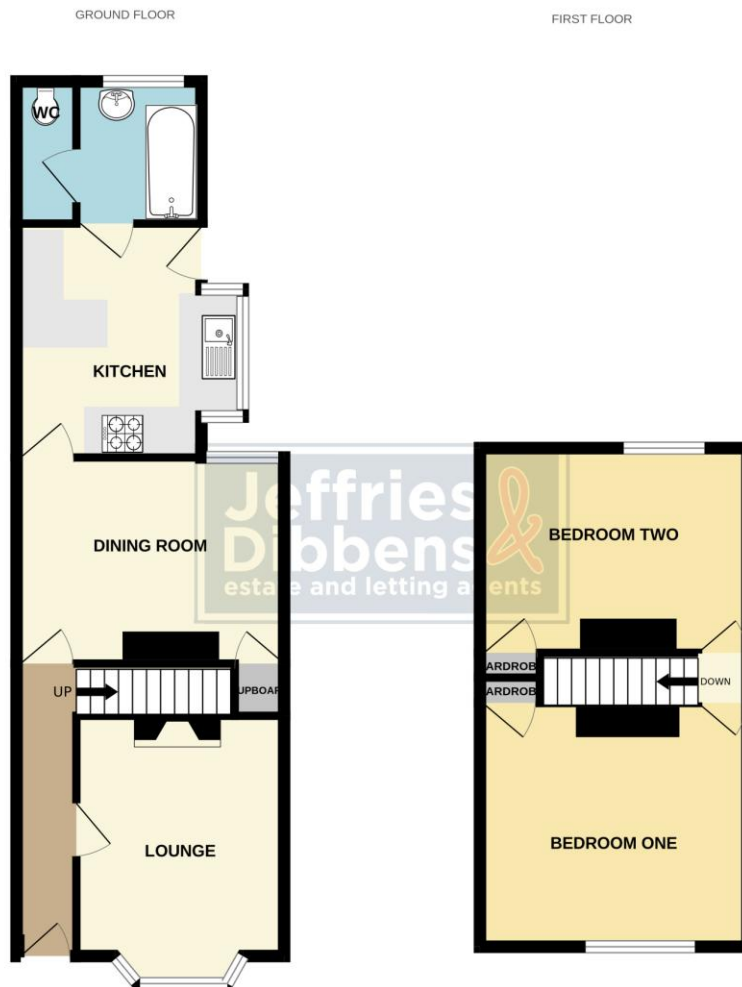
LANDING Carpet throughout, doors to both bedrooms.

BEDROOM ONE 13' 1" x 11' 6" (4.01m x 3.51m) Double glazed window to front elevation with bespoke shutters, radiator, carpet, period feature fireplace, built-in wardrobe.

BEDROOM TWO Double glazed window to rear elevation, carpet throughout, radiator, period feature fireplace, built-in wardrobe.

GARDEN Mainly laid to paving with shrub borders, shed, enclosed by brick walls.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

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