

£245,000

50 Southampton Road

Portsmouth, PO6 4RX

Situated in the popular of Watersedge Park area, this well-presented two-bedroom mid-terrace home is ideally located within easy reach of Portchester high street and transport links. The accommodation comprises a welcoming porch, a spacious lounge/diner, a modern fitted kitchen, a separate utility area, a family bathroom and two well-proportioned bedrooms. Outside, the property benefits from a low-maintenance rear garden with convenient rear access, along with a garage providing additional storage or parking. Further benefits include gas central heating and double glazing. An internal viewing is highly recommended to fully appreciate what this home has to offer. Please contact our Portchester Office to arrange your viewing!

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PORCH

ENTRANCE HALL

LOUNGE/DINER 24' 11" x 10' 9" (7.59m x 3.28m)

KITCHEN 7' 9" x 6' 9" (2.36m x 2.06m)

UTILITY AREA 6' 4" x 13' 9" (1.93m x 4.19m)

LANDING

BEDROOM ONE 11' 10" x 12' 1" (3.61m x 3.68m)

BEDROOM TWO 10' 9" x 7' 9" (3.28m x 2.36m)

BATHROOM 6' 1" x 6' 11" (1.85m x 2.11m)

REAR GARDEN

GARAGE



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metagor 12/2018

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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.

**Jeffries
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