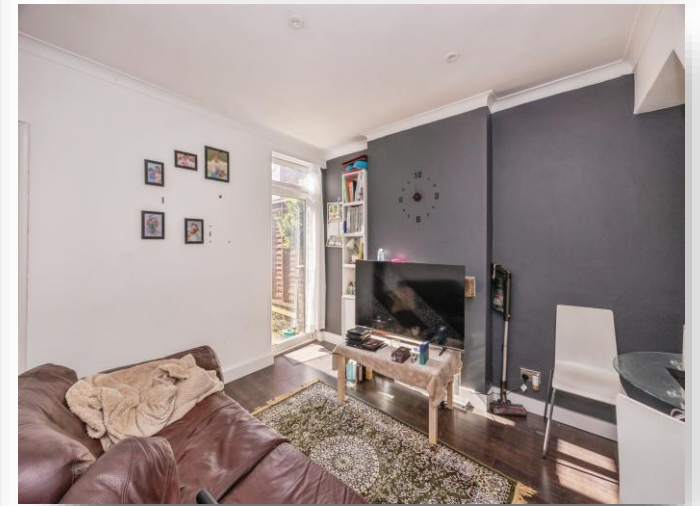




Shanklin Road, Southsea PO4 0DU

welcome to

Shanklin Road, Southsea

Situated in a popular residential location, this charming two-bedroom end of terrace house is offered for sale with no forward chain, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Entrance Hall

Door to diner. Through hallway to stairs to first floor and lounge.

Diner

Double glazed window to front aspect. Laminate flooring.

Lounge

Double glazed door leading to rear garden. Wood laminate flooring, radiator. Through to kitchen.

Kitchen

Double glazed window to side aspect. Range of wall and base units with work surface over incorporating inset Butler sink. Space for upright fridge/freezer, built-in low level oven with gas hob over. Space for washing machine, wall mounted boiler, tiled floor. Door to bathroom.

Bathroom

Double glazed window to side aspect. Tiled to principal areas, heated towel rail. Free standing claw foot bath with shower attachment, low level WC, pedestal wash hand basin.

First Floor Landing

Doors to:

Bedroom One

Double glazed window to rear aspect. Carpet flooring, radiator.

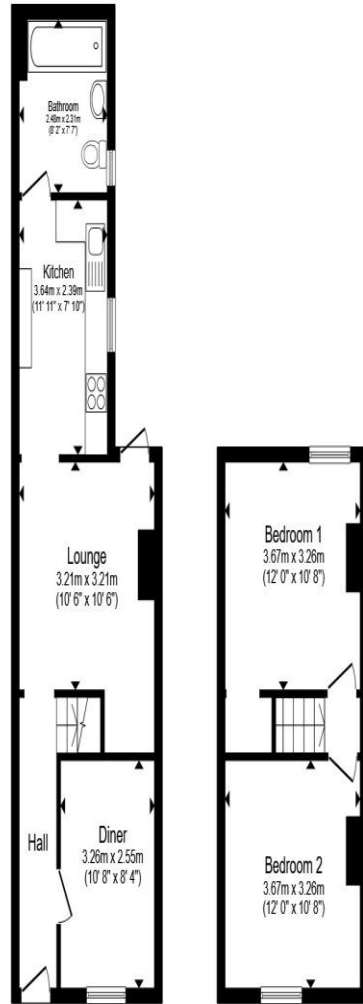
Bedroom Two

Double glazed window to front aspect. Laminate flooring, radiator.

Outside

Rear Garden

Enclosed by brick wall and panel fencing. Laid to decking.



Ground Floor **First Floor**

Total floor area 70.3 m² (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Shanklin Road,
Southsea

- End of terrace house
- Two bedrooms
- Two reception rooms
- Downstairs bathroom
- No forward chain

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£235,000



view this property online fox-and-sons.co.uk/Property/SOS106541



Property Ref:
SOS106541 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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