




£490,000
36 Lindley Avenue
Southsea, PO4 9NU

FOUR BEDROOM HOME IN DESIRABLE LOCATION! This substantial double bay and forecourt home is nestled in the highly sought-after location of Lindley Avenue. Located within 'Eastney Village', and close to the seafront and promenade, we feel this extended home would make an ideally family home. Arranged over three floors, the spacious ground floor accommodation comprises; entrance hall, living room, separate dining room, fitted kitchen, modern shower room and conservatory. Three generous bedrooms and a family bathroom occupy the first floor and the master bedroom with en-suite and built-in wardrobe on the second floor. Outside, there is a low maintenance SOUTHERLY ASPECT garden with pedestrian access. Due to the size and location we expect early interest in this lovely home, so be quick to arrange your viewing.

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ENTRANCE Period style tiled forecourt, wooden front door to:-

HALLWAY Solid wood flooring, radiator, stairs to first flooring landing, period style dado rail, double glazed window to front elevation, doors to all rooms.

LOUNGE 15' 3" into bay x 13' 2" (4.66m x 4.03m) Double glazed bay window to front elevation, solid wood flooring, radiator, feature fireplace with gas fire, period picture rail, coving and ceiling rose.

DINING ROOM 16' 10" x 10' 7" (5.14m x 3.25m) Double glazed sliding doors, period feature fireplace, solid wood flooring, radiator, period picture rail, coving and ceiling rose.

KITCHEN 14' 5" x 8' 11" (4.41m x 2.73m) 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, space for cooker, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas, double glazed window to rear elevation, door to:-

SHOWER ROOM 5' 4" x 4' 3" (1.65m x 1.30m) Shower cubicle with electric shower, wall mounted wash basin, low level WC, window to side elevation.

CONSERVATORY 7' 8" x 11' 3" (2.36m x 3.45m) Double glazed doors to garden, laminate flooring, space and plumbing for washing machine.

LANDING Doors to all rooms, carpeted, period style dado rail, stairs to master bedroom.

BEDROOM FOUR 9' 6" x 9' 0" (2.92m x 2.75m) Double glazed window to rear elevation, carpeted, cupboard housing wall mounted boiler and hot water tank.

BEDROOM THREE 12' 9" x 10' 7" (3.91m x 3.25m) Double glazed window to rear elevation, radiator, carpeted.

BEDROOM TWO 11' 11" into bay x 12' 6" (3.64m x 3.82m) Double glazed bay window to front elevation, carpeted, radiator, built-in wardrobe.

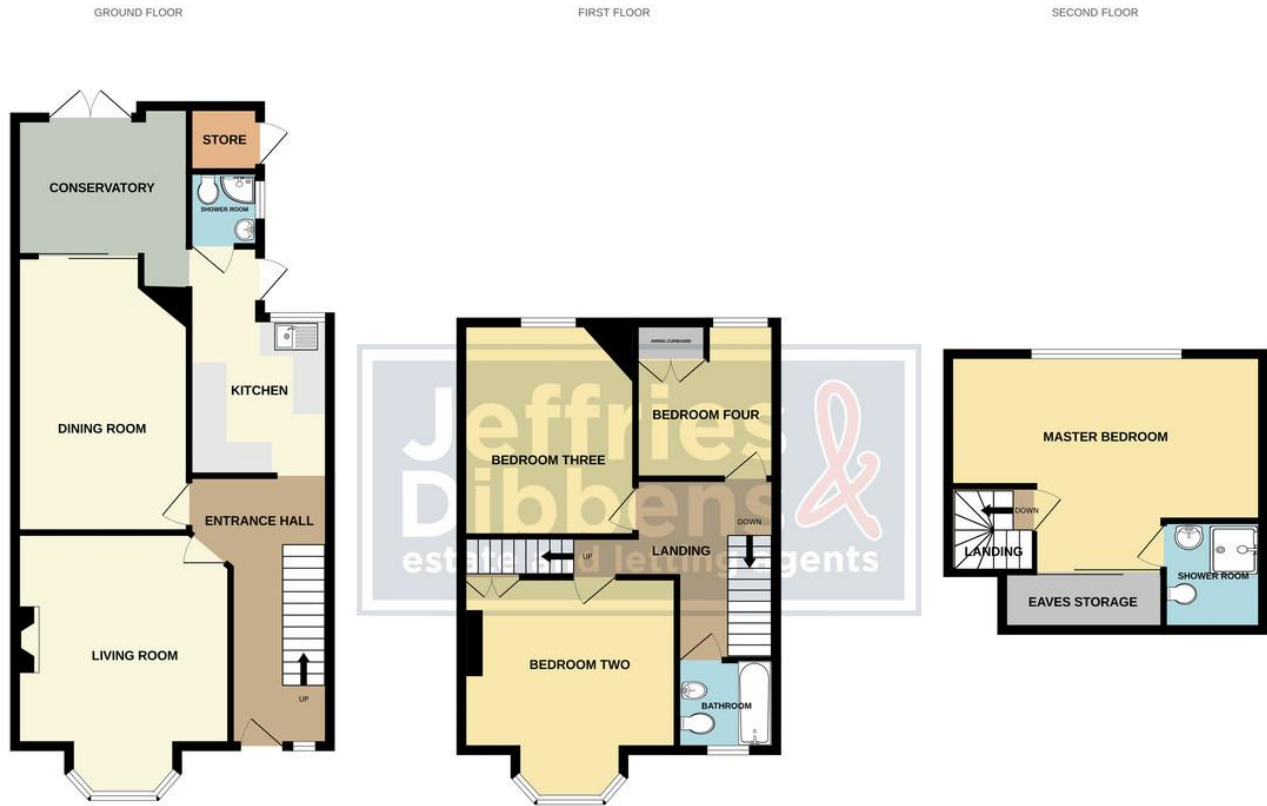
BATHROOM 5' 7" x 5' 11" (1.71m x 1.82m) Panel enclosed bath with mixer tap with shower attachment, low level WC, wall mounted wash basin, radiator, tiled to principal areas, obscure double glazed window to rear elevation.

MASTER BEDROOM 13' 7" x 16' 1" at widest point (4.15m x 4.91m) Double glazed window to rear elevation, carpeted, radiator, built-in eaves storage, door to:-

EN-SUITE 8' 0" x 6' 11" (2.46m x 2.12m) Walk-in shower cubicle with electric shower unit, wall mounted wash basin, low level WC, radiator, skylight window.

GARDEN Southerly aspect, laid to paving with shingle borders, rear pedestrian access, 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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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



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