



£270,000
4 Baileys Road
Southsea, PO5 1EA

PROPERTY SUMMARY

INVESTMENT BUYERS! An excellent mid-terraced student property situated in a great central pocket of Southsea. Situated along Baileys Road currently tenanted until ***TBC***, generating £2,100pcm (including bills, capped at £1,600 per term of tenancy), we feel this will make an ideal investment purchase with a 8.74% net yield. In addition to the four double bedrooms, the property also comprises a modern fitted kitchen, a nicely fitted downstairs shower room, double glazing, gas central heating and a southerly aspect rear garden. For further details contact our Southsea branch. Viewings strictly by appointment with at least 24 hours' notice required.





ENTRANCE Obscure double glazed door to:-

HALLWAY Stairs with spindled balustrade to first floor landing, gas meter and consumer unit, double glazed window to side elevation, period corbels, doors to all rooms.

LOUNGE 11' 6" x 10' 8" into recess (3.52m x 3.26m) Double glazed window to front elevation, coving and ceiling rose, laminate flooring, smoke alarm, feature fireplace.

BEDROOM THREE 11' 10" x 10' 9" into recess (3.61m x 3.30m) Double glazed window to rear elevation, radiator, laminate flooring.

KITCHEN 11' 5" including chimney x 8' 11" (3.49m x 2.72m) 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, built-in oven, electric hob with extractor hood over, spaces for fridge/freezer and tumble dryer, space and plumbing for washing machine, wall mounted boiler, tiled to principal areas and laminate flooring.

SHOWER ROOM 6' 10" x 8' 6" (2.09m x 2.60m) Walk-in shower with thermostatic shower attachment, close coupled WC, pedestal mounted wash basin, heated towel radiator, panelled walls, laminate flooring, obscure double glazed window to rear elevation.

LOBBY Double glazed door to garden.

FIRST FLOOR LANDING Double glazed window to side elevation, laminate flooring, doors to bedrooms.

BEDROOM FOUR 11' 5" x 8' 9" (3.49m x 2.67m) Double glazed window to rear elevation, radiator, laminate flooring.

BEDROOM TWO 11' 10" x 10' 10" into recess (3.62m x 3.32m) Double glazed window to rear elevation, loft access, laminate flooring, radiator.

BEDROOM ONE 11' 6" x 14' 0" into recess (3.52m x 4.29m) Double glazed window to front elevation, laminate flooring, radiator.

GARDEN 10' 8" (3.27m) Laid to paving, south facing, enclosed by wooden fencing.



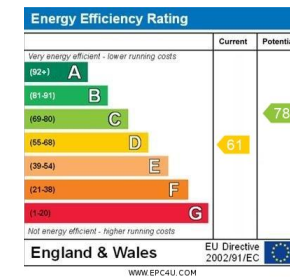
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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