



£200,000
32 Bertie Road
Southsea, PO4 8JX

TWO BEDROOM HOME WITH WORK REQUIRED! This mid terraced property is positioned within the cul-de-sac location of Bertie Road, Southsea. The property which requires renovation throughout, offers a perfect opportunity for someone to put their stamp on. The accommodation briefly comprises; entrance hall, separate living and dining rooms, fitted kitchen, shower room, separate cloakroom and storage room on the ground floor, with two double bedrooms on the first floor. A westerly aspect garden completes the appeal for this home. Viewings can be arranged by calling the Southsea office at your earliest opportunity.





ENTRANCE Door to:-

HALLWAY Stairs to first floor landing, carpeted.

LOUNGE 10' 11" x 8' 10" into recess (3.34m x 2.70m) Window to front elevation, electric radiator, ceiling rose.

DINING ROOM 10' 11" x 12' 0" into recess (3.35m x 3.66m) Window to rear elevation, electric fireplace, electric radiator, storage cupboard housing gas meter and consumer unit, carpeted, door to:-

KITCHEN 7' 11" x 8' 0" (2.42m x 2.44m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine, spaces for freestanding cooker and fridge/freezer, hot water tank, wood panelling to principal areas and vinyl flooring, window to side elevation.

LOBBY 7' 1" x 2' 6" (2.18m x 0.78m)

WC 2' 9" x 2' 11" (0.84m x 0.89m) WC.

SHOWER ROOM 7' 3" x 2' 8" (2.23m x 0.83m) Shower cubicle, electric shower with shower attachment, pedestal mounted wash basin, tiled to principal areas and vinyl flooring, obscure window to side elevation.

LEAN-TO STORAGE

FIRST FLOOR LANDING Doors to both bedrooms, carpeted.

BEDROOM ONE 10' 11" x 11' 11" into recess (3.34m x 3.64m) Window to front elevation, electric radiator, built-in wardrobe, carpeted.

BEDROOM TWO 10' 11" x 11' 11" into recess (3.35m x 3.64m) Window to rear elevation, electric radiator, built-in wardrobe, carpeted.

GARDEN Laid to paving, wooden shed, enclosed by wooden fencing.





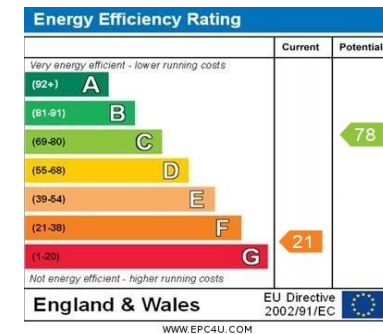
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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