





Suffolk Road, Southsea PO4 8EJ

fox & sons

welcome to

Suffolk Road, Southsea

Fox & Sons are delighted to present this well-presented 2/3-bedroom terraced house. Featuring two reception rooms, a private rear garden, and a versatile third bedroom accessed via the second, ideal as a nursery, office or dressing room. Early viewing recommended.

Entrance Hall
Stairs leading to first floor. Doors to lounge and diner. Door to rear garden.

Lounge
Double glazed bay window to front aspect. PVC vinyl click flooring, radiator, feature fireplace with wood burner that is only 3 years old and regularly maintained.

Diner
Double glazed bay window to side aspect. PVC vinyl click flooring, radiator. Through to kitchen.

Kitchen
Double glazed windows to rear and side aspects. PVC vinyl click flooring, radiator. Range of cupboards and drawers with work surface over incorporating sink unit. Built-in oven and fridge/freezer, induction hob with extractor hood over and tiled splashbacks. Space for washing machine and tumble dryer. Double glazed door to rear garden.

First Floor Landing
Bedroom One
Double glazed window to front aspect. Carpet flooring, radiator.

Bedroom Two
Double glazed window to side aspect. Carpet flooring, radiator. Door to bedroom three.

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

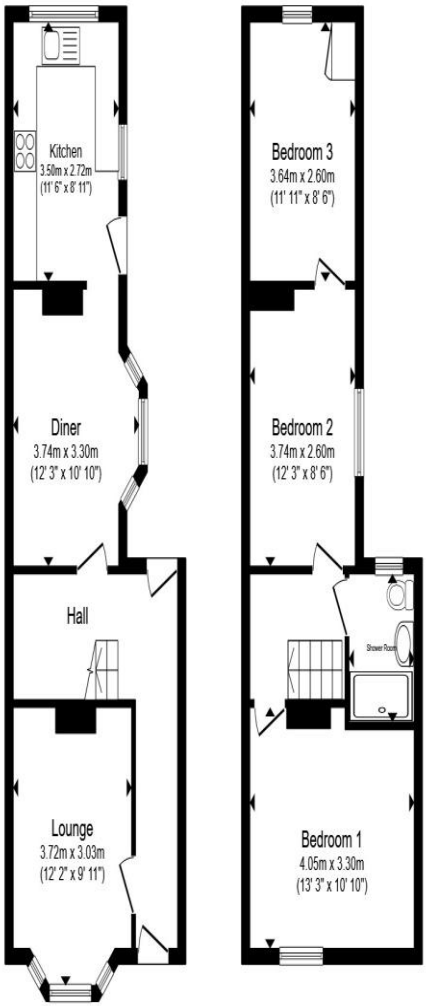
Shower Room
Double glazed window to side aspect. Low level WC, wash hand basin set over drawers, walk-in shower. Tiled walls, tiled flooring.

Outside

Front
Gated front forecourt.

Rear Garden
Laid to patio and pebbles with covered patio side section, raised flower beds and mature shrubs. Storage shed.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 84.4 m² (908 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

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welcome to

Suffolk Road,

Southsea

- Two/Three Bed Terraced House
- Bed Three Accessed via Bed Two
- Presented to a High Standard Throughout
- Two Spacious Reception Rooms
- Private Rear Garden

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



guide price

£285,000

view this property online fox-and-sons.co.uk/Property/SOS106661

The Property Ombudsman

Property Ref:
SOS106661 - 0004

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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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.