

ST. RONANS ROAD

SOUTHSEA | HAMPSHIRE | PO4 0PP



£825,000
FREEHOLD

- Beautiful Spacious Semi Detached House
- Over 2,500 Sq.ft (234sq.m) of Accommodation
- Highly Requested Location Nr Schools & Shops
- Five Double Bedrooms : Useful Basement Storage
- Short Walk to Canoe Lake and Southsea Seafront
- Gas Central Heating & Double Glazing Throughout
- Large Family Bathroom Plus En-Suite Shower Room
- Enclosed Rear Garden plus Off Road Parking





In Brief

**** VIEW OUR 360 DEGREE VIRTUAL TOUR **** We have pleasure in marketing for sale this **SUBSTANTIAL** and beautifully presented Victorian Semi-Detached Residence situated in one of Southsea's highly requested locations just a short stroll from Canoe Lake, **SOUTHSEA SEAFRONT**, local schools and the many shops associated with this popular area.

Boasting over 2,500 Sq.ft (234sq.m) of accommodation this property comprises: entrance lobby leading to a spacious reception hall, impressive living room with **OPEN FIRE PLACE**, large dining room leading out to a fabulous modern fitted kitchen/breakfast room benefiting from central island unit and integrated appliances, large utility room and ground floor cloakroom. The first floor features the master bedroom with bay window and **EN-SUITE** shower room plus store room, bedroom 2 and beautiful family bathroom with separate bath and shower. The second floor boasts three **LIGHT AND AIRY** double bedrooms as well as useful storage in the eaves. Externally there is a beautifully landscaped enclosed rear garden.

With **DRIVEWAY PARKING**, useful **BASEMENT** storage room, gas central heating and double glazing throughout - early viewing is advised to appreciate what this **STUNNING** home has to offer!

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KEY FACTS

TENURE: Freehold

COUNCIL TAX BAND: 'E'

EPC RATING: 'E'



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St Ronans Road, Southsea

Approximate Gross Internal Area = 234.7 sq m / 2527 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 29.3 sq m / 315 sq ft
 Total = 264 sq m / 2842 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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 7/9 Stanley Street,
 Southsea, PO5 2DS
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Old Portsmouth & Gunwharf Quays
 Sales & Lettings
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 Sales & Lettings
 139 Havant Road,
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