

LANDGUARD ROAD

SOUTHSEA | HAMPSHIRE | PO4 9DU



£240,000

Freehold

- Single Bay & Forecourt House
- Requested Location Convenient to Most Amenities
- Two Reception Rooms with Exposed Wooden Floors
- Two Double Bedrooms
- Kitchen : Ground Floor Bathroom with Shower
- Gas Central Heating & Double Glazing
- Enclosed Walled Garden with Covered Store
- No Forward Chain : Early Viewing Advised



In Brief

We have pleasure in marketing for sale this **TWO DOUBLE BEDROOM** single bay and forecourt house situated in a **POPULAR** location on the Eastern side of Southsea convenient to most amenities, Milton Park, shops and the seafront.

Now offering **NO FORWARD CHAIN**, the house comprises; living room with exposed brick wall and separate dining room, both rooms with wooden flooring. There is a **MODERN** kitchen with a Vaillant boiler providing the gas central heating system plus rear lobby leading the the ground floor bathroom with shower and door to the rear garden. On the first floor you will find two double bedrooms.

Externally, there is an enclosed garden with useful covered store. The property is also double glazed throughout.

PERFECT for first time buyers or investors, early viewing is strongly recommended.

£240,000

KEY FACTS

TENURE: Freehold

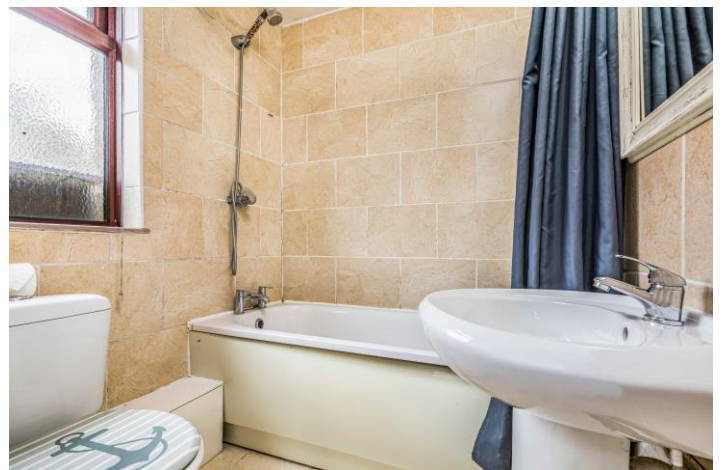
EPC RATING: 'D'

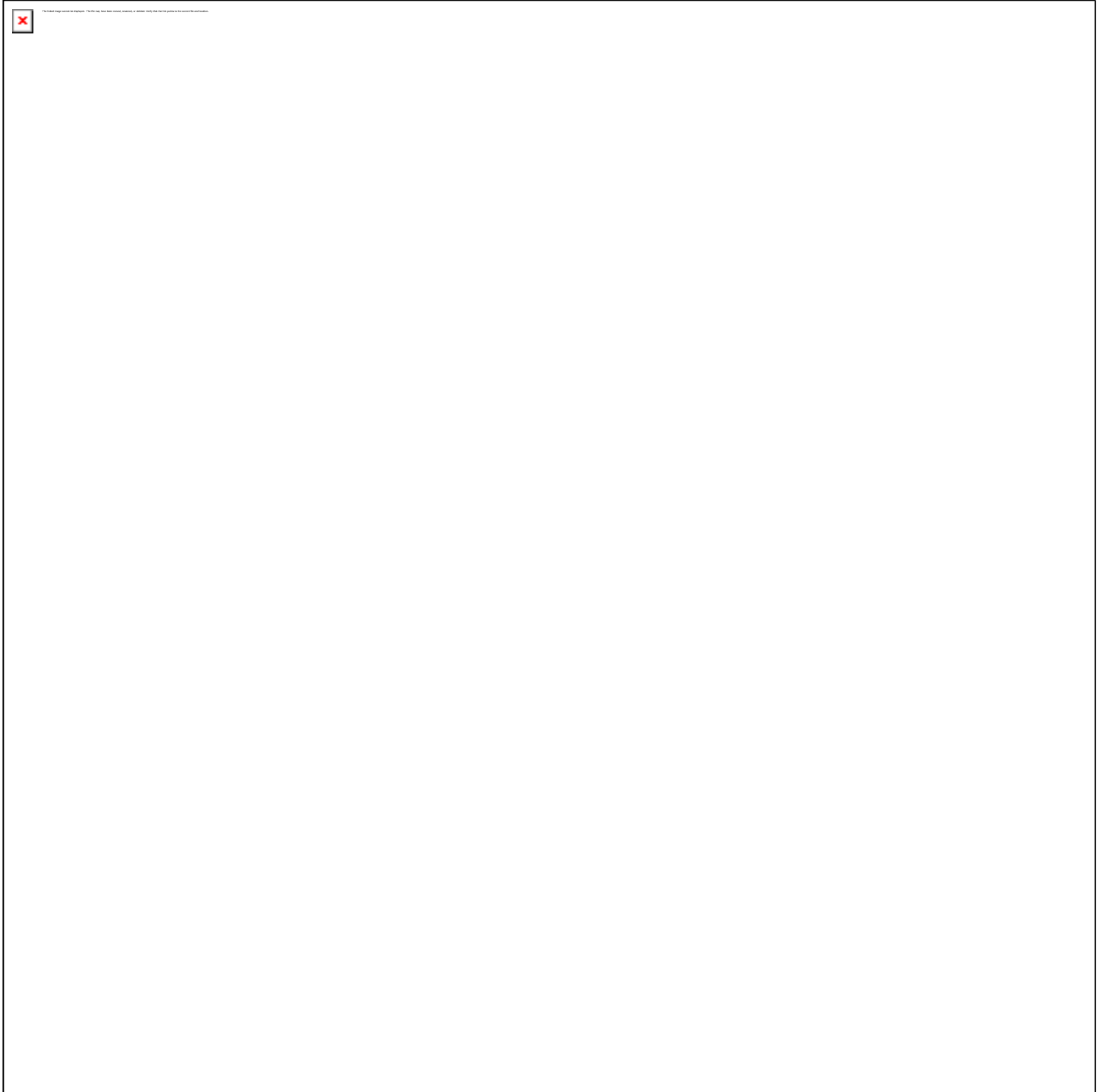
COUNCIL TAX BAND: 'B'



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Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

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