

Offers in Excess of £290,000
25 Maurice Road
Southsea, PO4 8HH

THREE BEDROOM HOME WITH LOFT ROOM! Situated in a highly sought-after pocket of Southsea, this charming mid-terraced, double bay and forecourt home on Maurice Road offers spacious and versatile accommodation throughout. Ideally located within close proximity of Bransbury Park, the shopping amenities of Eastney Road, and the seafront, the property combines convenience with a desirable residential setting, perfect for buyers looking to be close to the coast. The ground floor comprises two well-proportioned reception rooms, including a southerly aspect living room featuring a bay window, along with a fitted kitchen, W.C and lean-to. To the first floor, you will find three bedrooms and a family bathroom. The second floor benefits from a useful loft room, offering flexibility as a home office, hobby room, or occasional guest space. Externally, the property boasts a generous 32ft rear garden with pedestrian rear access. Gas central heating and double glazing complete the property.

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ENTRANCE Double glazed front door leading to:-

PORCH Hard wood front door to hallway.

HALLWAY Obscure double glazed window to front elevation, doors to all rooms, radiator, under stair storage cupboard housing gas and electric meters, stairs to first floor landing.

LIVING ROOM 13' 5" x 11' 9" into bay (4.11m x 3.60m) Double glazed bay window to front elevation, radiator, log burner.

DINING ROOM 14' 10" x 10' 2" (4.54m x 3.10m) Glazed windows to rear elevation, radiator, feature fireplace, doors to conservatory.

KITCHEN 16' 9" x 8' 9" (5.12m x 2.67m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, ceramic sink and drainer unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, integral dishwasher, integral oven and induction hob with extractor fan over, tiled to principal areas, radiator, door to conservatory, double glazed window to rear elevation.

CONSERVATORY 6' 11" x 7' 6" (2.13m x 2.29m) Double glazed windows to rear elevation, poly carbonate roof, door to WC, double glazed door to garden.

WC Low level WC, obscure double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to all rooms, stairs to second floor landing.

BEDROOM ONE 14' 3" x 10' 11" (4.35m x 3.34m) Double glazed bay window to front elevation, radiator, fitted wardrobe.

BEDROOM TWO 12' 4" x 10' 7" (3.77m x 3.23m) Double glazed window to rear elevation, radiator, fitted wardrobe, cupboard housing wall mounted combination boiler.

BEDROOM THREE 8' 2" x 6' 7" (2.50m x 2.02m) Double glazed window to front elevation, radiator.

BATHROOM 5' 8" x 5' 9" (1.74m x 1.76m) Panel enclosed bath with electric shower over, low level WC, vanity unit housing circular wash basin, storage cupboard, tiled to principal areas and tiled flooring, heated towel rail, obscure double glazed window to rear elevation.

SECOND FLOOR LANDING Door to loft room.

LOFT ROOM 16' 0" x 12' 11" (4.88m x 3.94m) Velux window to front elevation, two velux windows to rear elevation, eaves storage.

GARDEN 32' 9" x 18' 9" (10.00m x 5.73m) Raised decking leading on to lawned area with stone paving, metal panelled shed, outside tap, rear pedestrian access.





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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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