



Burleigh Road, Portsmouth

Offers Over £240,000

 **chinneckshaw**



Burleigh Road

Portsmouth

This beautifully presented three bedroomed family home is centrally located.

The entrance hall is bright with a crisp white décor, panelling and wooden flooring that flows to both reception rooms. To the right is the front reception in grey and white with original coving and wooden flooring. Bay windows allow light to flood onto the room. A door at the end of the hallway leads out to the garden and the stairs are to the right with understairs storage and a hanging area for coats. The second reception room has a window to the side elevation, a perfect dining room. The kitchen has a range of high gloss base and wall units with contrasting splashbacks giving a modern look. There is an integrated oven, hob and extractor with space for a fridge-freezer, dishwasher and washing machine.

Upstairs, the white panelling is continued, at the top of the stairs is the contemporary bathroom with a white suite, grey tiling and ladder towel rail. To the rear are two double bedrooms, the middle room with a window to the side elevation has the original alcove cupboard and fireplace, the back bedroom also has a beautiful feature original fireplace whilst the principal front room also has the refurbished fireplace and surround.

Delightful features in all the rooms.

The west facing garden is low maintenance. Great for summer entertaining and fire pit evenings.

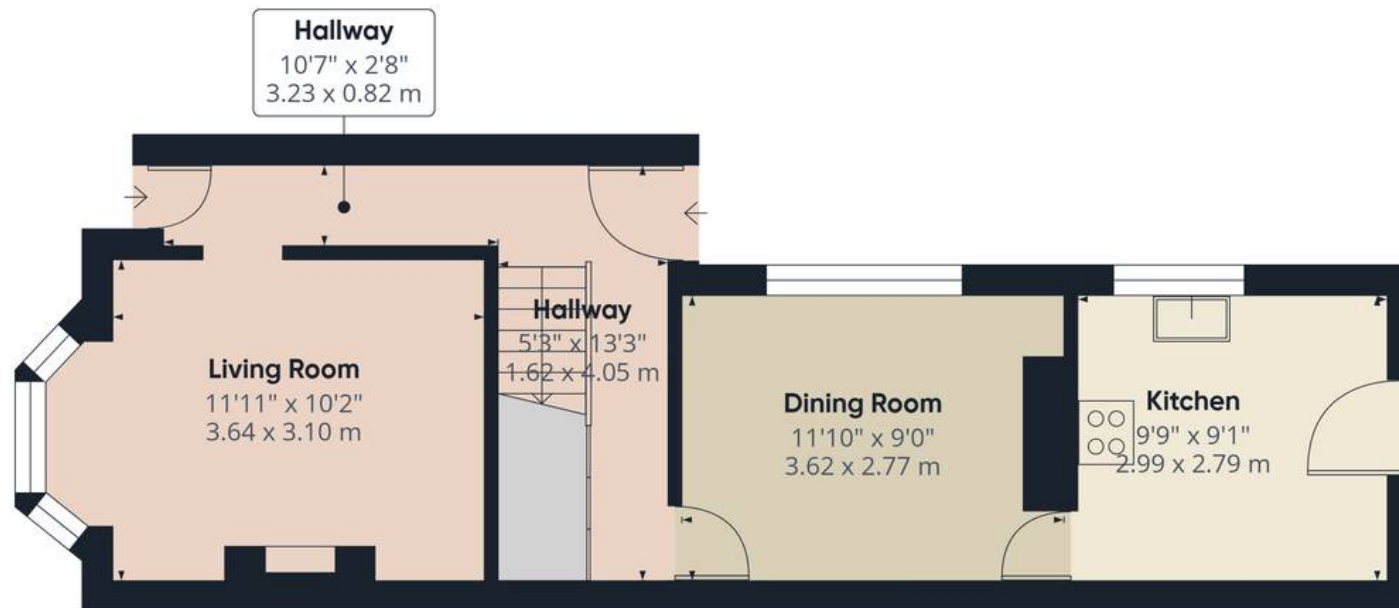
Material Information: • Tenure: Freehold • Council Tax: B •

Electricity: Mains Supply • Heating: Gas supply • Water Supply:

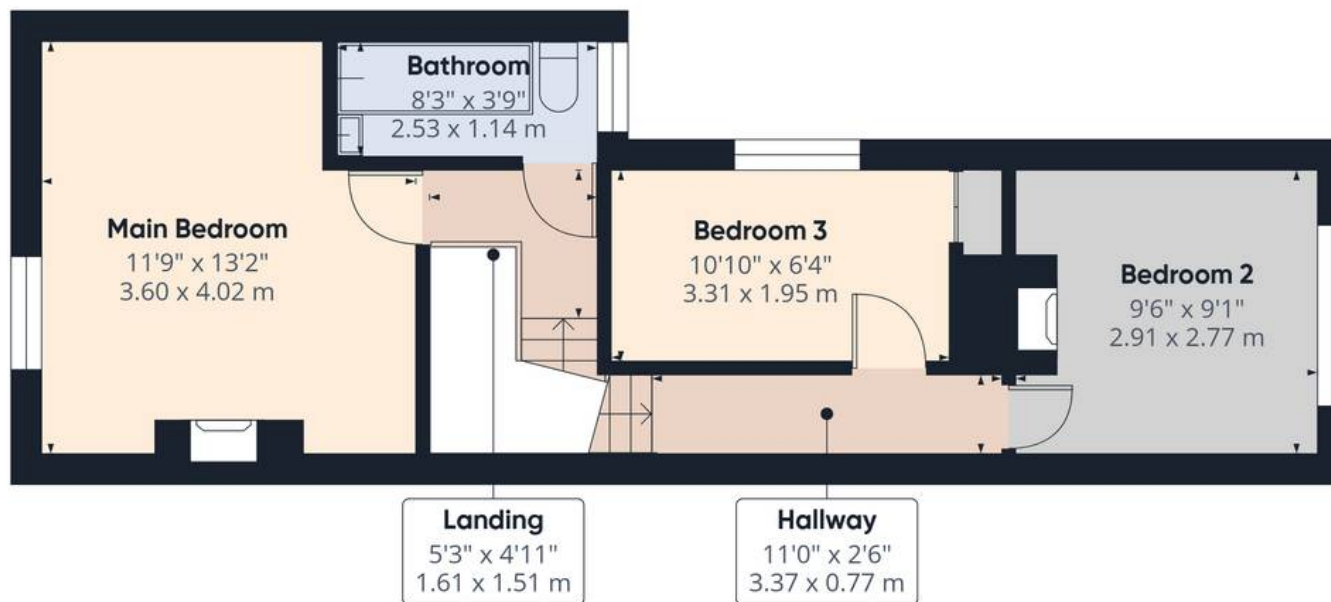
Mains supply • Sewage: Mains Supply • Broadband: standard, Superfast and Ultrafast Fibre are all available in this area •

Parking: Permit parking • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area • Flood Risk: Low risk





Ground Floor



Floor 1

Approximate total area⁽¹⁾

798 ft²

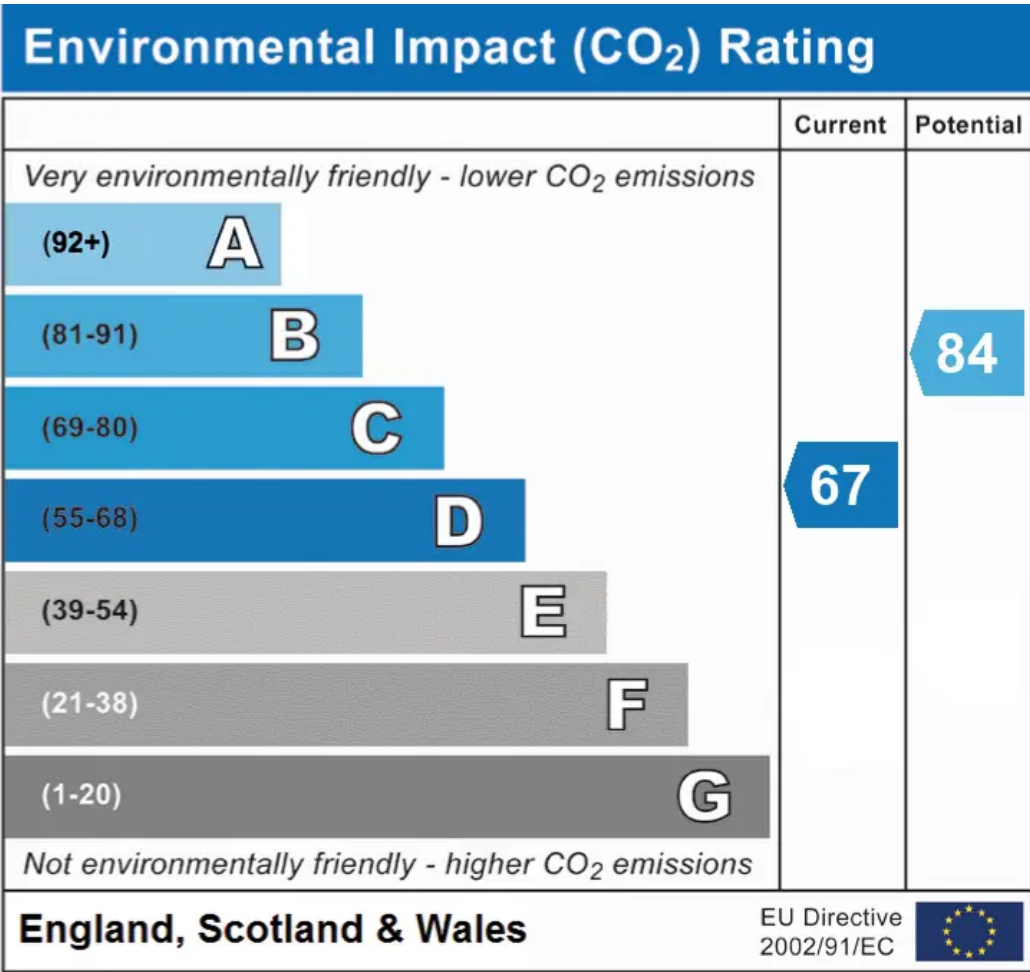
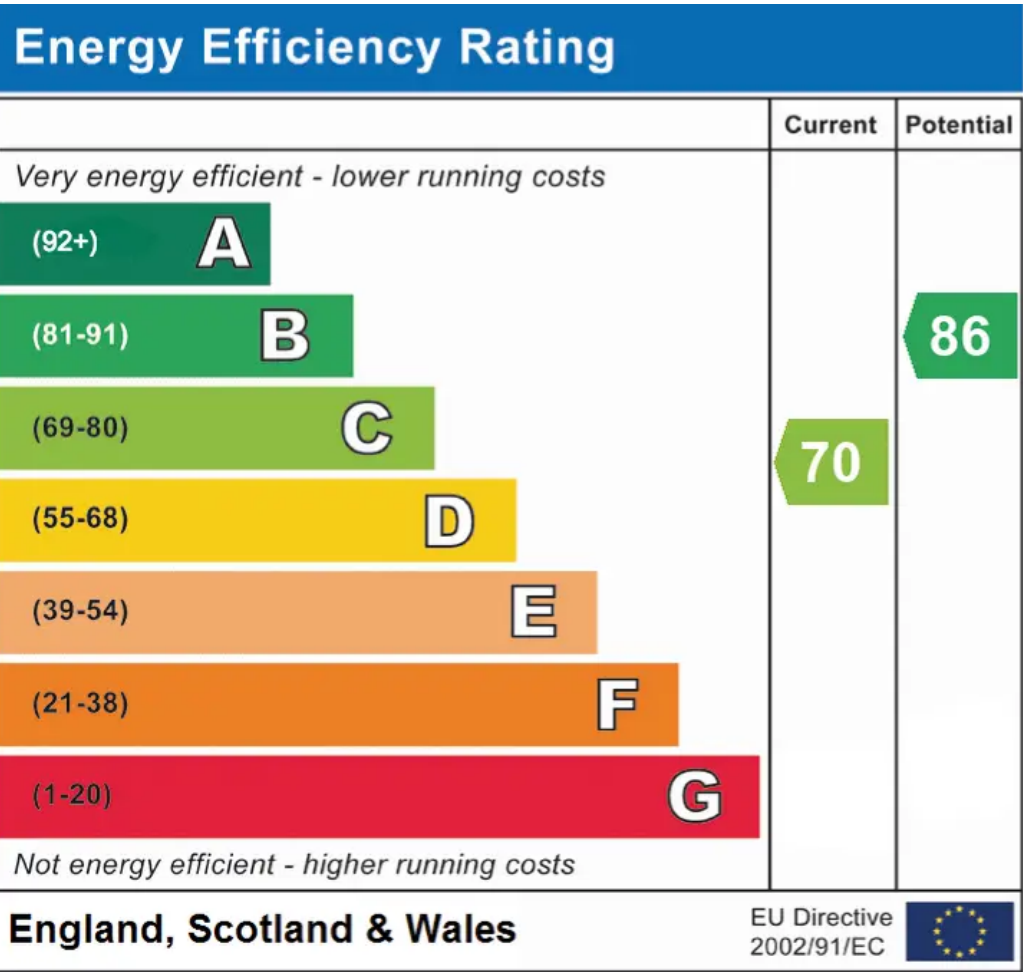
74.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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