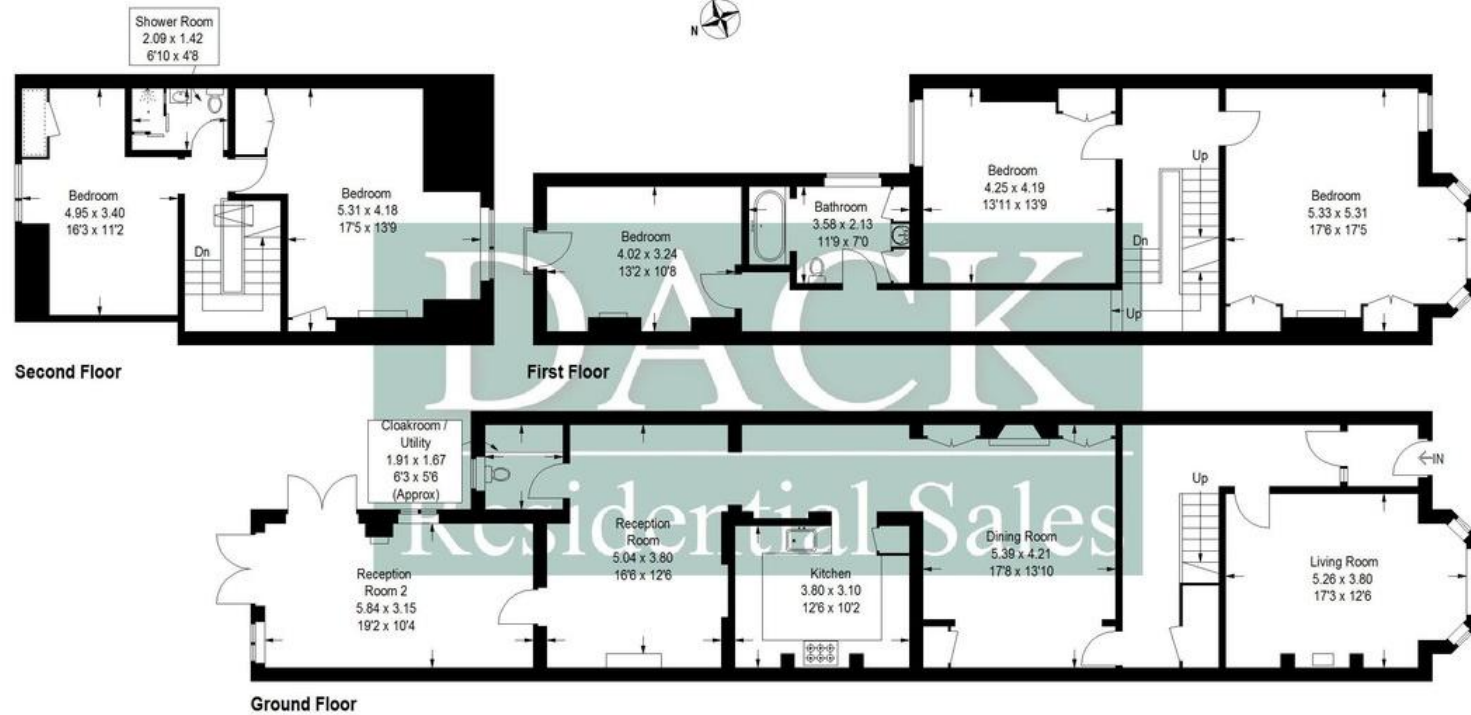


## Waverley Road, Southsea

Approximate Gross Internal Area  
258.8 sq m / 2786 sq ft



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	48	53	(39-54) <b>E</b>	43	46
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

### Opening Times

Monday – Friday – 9:00am – 5:30pm

Saturday – 9:00am – 3:00pm

Flexible viewings by appointments only

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Portsmouth  
Hampshire  
PO5 3LS

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements



## Waverley Road

Southsea, Portsmouth, PO5 2PP

Asking Price of £475,000



# Property Features

- No Forward Chain
  - Five Bedroom
  - Two Bathrooms
- Two Bathrooms
  - Original Features
  - Ample Living Accommodation

## Full Description

Dack Residential Sales are pleased to offer for sale this five bedroom, three-story house on Waverley Road. The property offers a wealth of living accommodation and a viewing comes highly recommended to appreciate the size. The property further benefits from two bathrooms and a ground floor cloakroom/utility room.

### Entrance Porch

Door Leading to entrance hall.

### Entrance Hall

Coved ceiling, Doors leading to lounge and dining room. Stairs to landing, under stairs cupboard and radiator.

### Lounge - 5.26m x 3.80m (17'3 x 12'6) into bay

Double glazed bay window to front aspect, open fire place and two radiators.

### Dining Room - 5.39m x 4.21m (17'8 x 13'10)

Open fire place, built in cupboards and radiator.

### Kitchen - 3.80m x 3.10m (12'6 x 10'2)

Fitted kitchen and work surfaces, integrated dishwasher, butler sink with mixer tap over.

### Reception Room - 5.04m x 3.80m (16'6 x 12'6)

Doors to cloakroom/utility room and Reception Room two.

### Reception Room 2 - 5.84m x 3.15m (19'2 x 10'4)

Double glazed windows to side and rear aspect, two sets of double doors leading to rear garden, original feature fire and radiator.

### Cloakroom/Utility - 1.91m x 1.67m (6'3 x 5'6)

Double glazed window to rear aspect, low level wc and plumbing for washing machine.

### Landing

Doors to three bedrooms and bathroom, stairs to second landing.

### Bedroom One - 5.33m x 5.13m (17'6 x 17'5) into bay

Double glazed bay window to front aspect, another double glazed window to front aspect, built in cupboards, original feature fire and radiator.



### Bedroom Two - 5.31m x 4.18m (17'5 x 13'9)

Double glazed window to front aspect, built in cupboards and radiator.

### Bedroom Three - 4.95m x 3.40m (16'3 x 11'2)

Double glazed window to rear aspect and radiator.

### Bedroom Four - 4.25m x 4.19m (13'11 x 13'9)

Double glazed window to rear aspect, original fire place, built in cupboard and radiator.

### Bedroom Five - 4.02m x 3.24m (13'2 x 10'8)

Original fire place and radiator.

### Bathroom - 3.58m x 2.13m (11'9 x 7'0)

Double glazed window to side aspect, enclosed bath with shower over, low level wc, wash hand basin, built in cupboard and radiator.

### Landing Two

Doors to two bedrooms and shower room, velux window and radiator.

### Shower Room - 2.09m x 1.42m (6'10 x 4'8)

Low level wc, wash hand basin, shower cubical and radiator.

### Garden

Enclosed rear garden with rear access gate.

### Solicitor

Instructing the right solicitor to handle your purchase is integral to ensuring a smooth transaction. Dack Residential Sales work closely with local, independent solicitors, who would be more than happy to quote for the work involved. We do not recommend other businesses lightly and have full confidence in their ability to provide a professional and personal service. Please contact us if you would like to discuss further.

### Financial Services

We are proud to work with an independent financial advisor who has access to a large number of lenders who can provide products tailored to your specific needs. Please contact us if you would like to arrange a free no obligation appointment or to discuss further.

### Offer Check

Should you be considering submitting an offer please make contact with the office as soon as possible. We are obliged to our sellers to confirm any potential buyer's position before submitting any offer to confirm any potential buyer is in a position to proceed with the potential purchase.

