

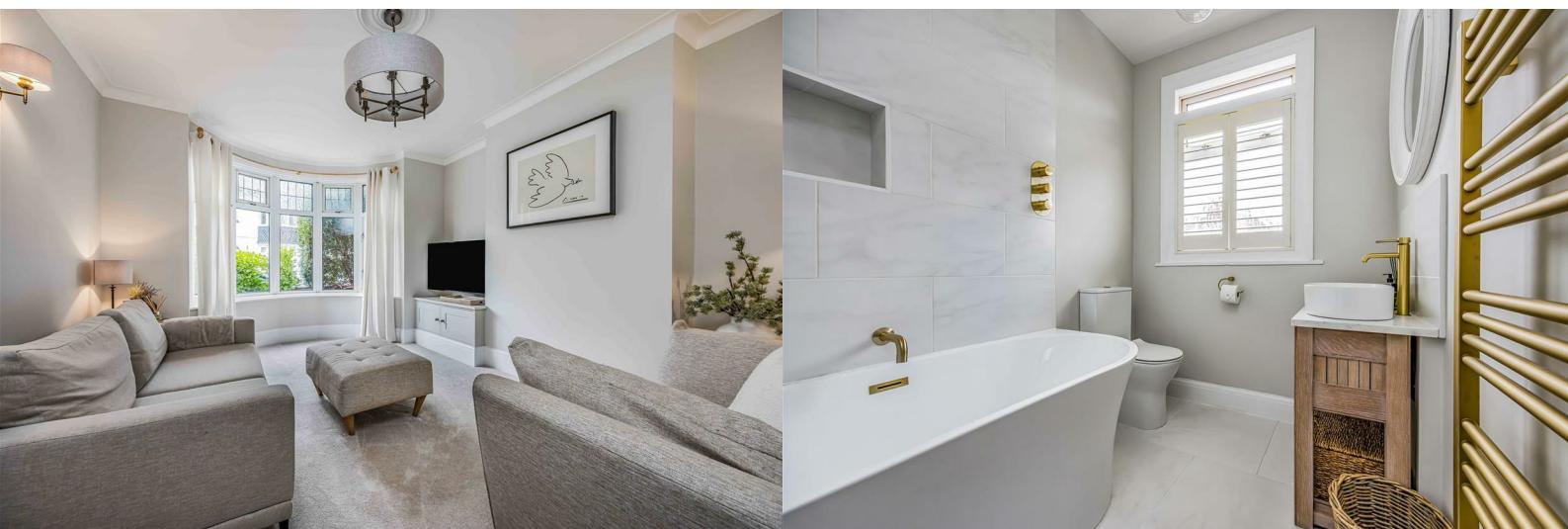


11 Torrington Road

Portsmouth, PO2 0TP

£350,000

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Welcome to Torrington Road...

We are delighted to bring to market this beautifully presented, three bedroom semi detached house situated in the ever popular area of Hilsea. Boasting a garage suitable for parking, two large reception areas, a modern fitted kitchen, upstairs family bathroom and downstairs shower room, this is an excellent purchase.

As you enter you are greeted by a welcoming entrance hallway setting the tone for the rest of the property, leading you to the first of the reception rooms to the left. The lounge sits at the front, complete with a large bay window, this room is ample in size for multiple sofas and other furnishings.

The second reception room is generously sized, offering space for a large family dining table and chairs, as well as another lounge area. Adjacent to diner is the modern fitted kitchen, which has been finished to a high standard, complete with a range of wall and floor mounted units and well equipped with integrated appliances such as a dishwasher, induction hob, a microwave oven, a standard oven and fridge/freezer.

The conservatory sits at the rear, providing additional seating space with views over the garden, a play room, or added storage space. There is a downstairs shower room, featuring a toilet, sink and shower, as well as a convenient utility area providing plumbing for washing facilities.

Upstairs, the property boasts three well sized bedrooms. The master and the second can comfortably accommodate king size beds and other furnishings, whilst the third makes a smaller double bedroom, home office, children's room or even a home dressing room.

The modern family bathroom is beautifully finished with tiled walls and floors, and features a bath with overhead shower, toilet, sink with storage unit and towel radiator.

The well presented garden is North facing, with grassy and patioed areas and there is convenient side access.

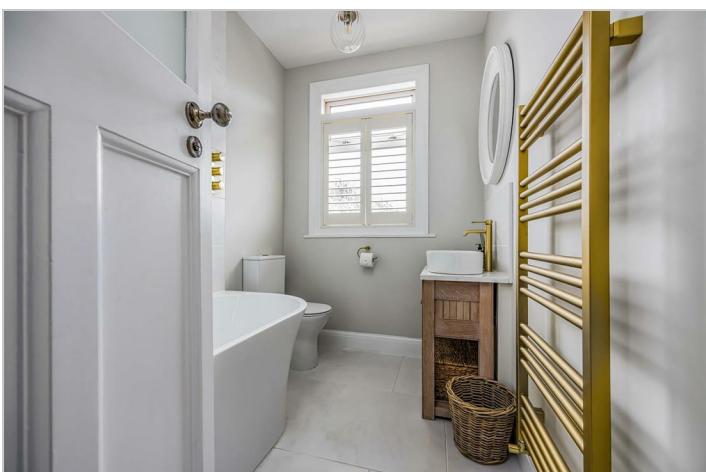
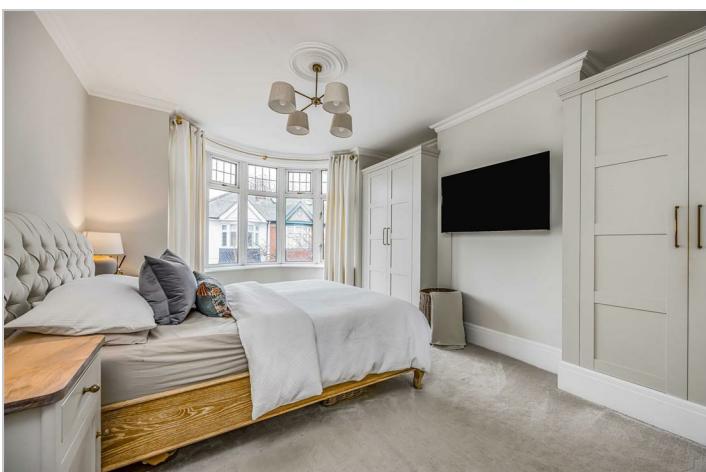
A true highlight of the property is the garage which is suitably sized to fit a vehicle, complete with power and lighting, providing off road parking or additional storage.

Situated in Torrington Road, you are within close proximity to a range of local amenities, including shops, cafes and good schools. Excellent transport links are nearby, including Hilsea station only being a short walk away.

Overall this is a beautifully presented and well maintained home, a viewing is highly advised to appreciate what this property has to offer - Please contact the office to arrange your appointment.

BEAUTIFUL THREE BEDROOM SEMI DETACHED
HOUSE ** GARAGE AND SHARED DRIVEWAY **
MODERN FITTED KITCHEN ** TWO RECEPTION
ROOMS ** TWO BATHROOMS ** WELL
PRESENTED THROUGHOUT

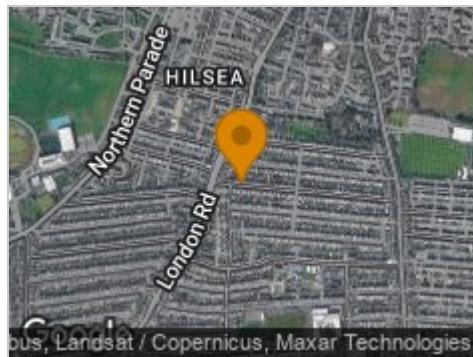
- THREE BEDROOMS
- SEMI DETACHED
- GARAGE & SHARED DRIVEWAY
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- CONSERVATORY & UTILITY
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION



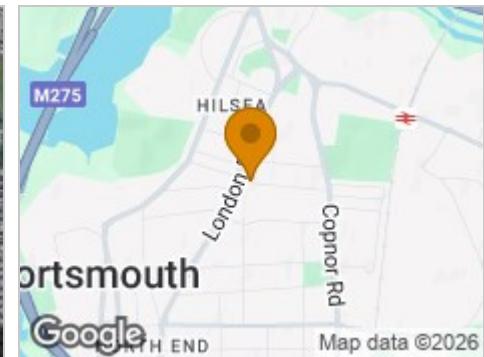
Road Map



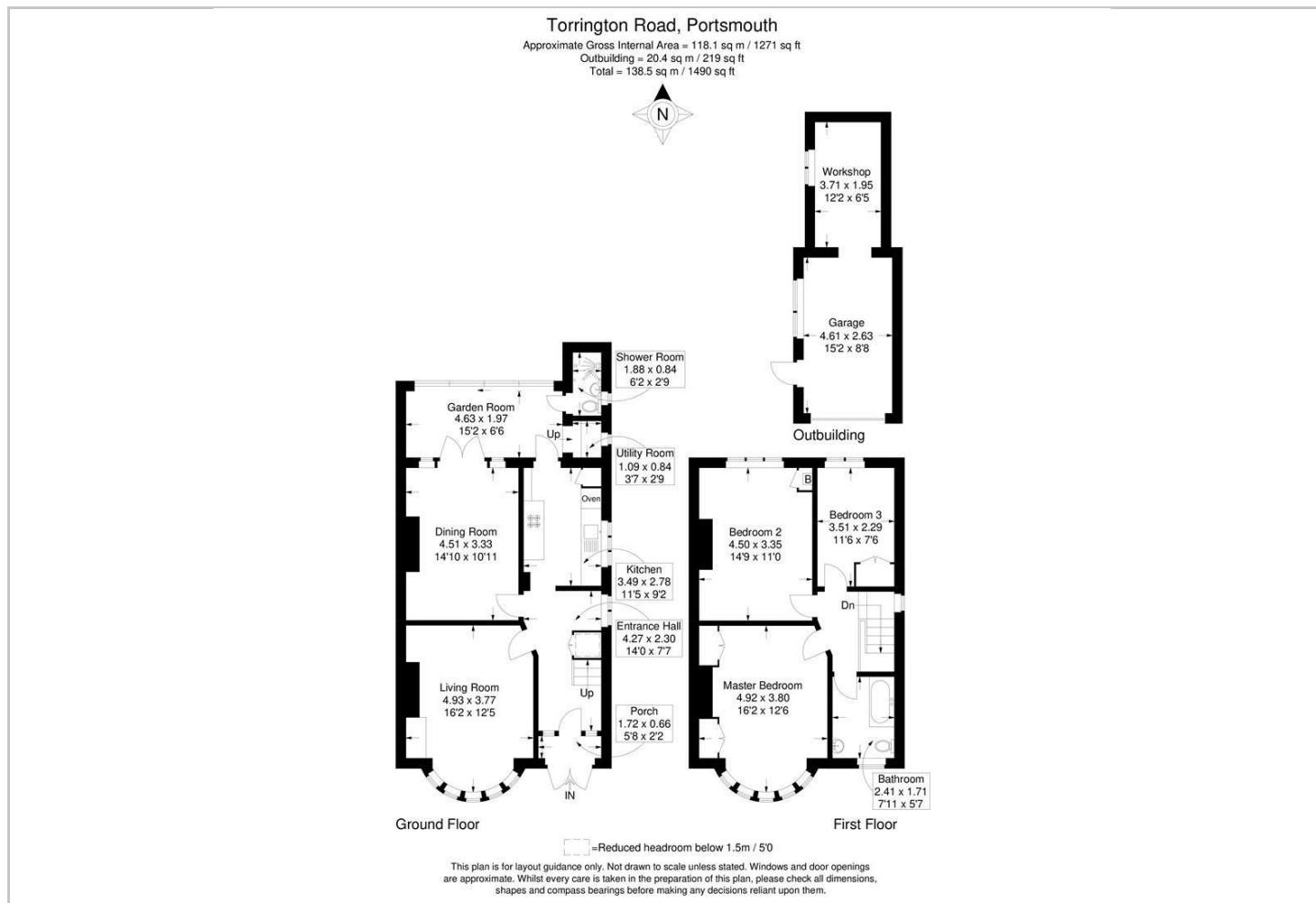
Hybrid Map



Terrain Map



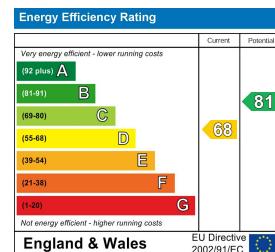
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.