

property details **approval form**

5 Dovercourt Road, PORTSMOUTH, Hampshire, PO6 2RZ

Date: 05 August 2024

Property Ref and Version: POR110862 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£350,000

Tenure: Freehold

>> **key features**

- > Parking for two cars to front
- > Outbuilding to rear which can be used as a gym or office
- > Low maintenance rear garden
- > Two double bedrooms and one single bedroom
- > Modern family bathroom
- > Beautiful decor throughout
- > EPC Rating: E

>> **short description**

We are delighted to welcome to market this spacious three bedroom mid-terrace property in the popular location in the Highbury estate with parking for two cars to front.

>> **long description**

We are delighted to welcome to market this spacious three bedroom mid-terrace property in the popular location in the Highbury estate with parking for two cars to front.

The property boasts ample living space with two reception rooms, spacious rear kitchen with separate utility room and downstairs toilet. Leading to the low maintenance rear garden with artificial grass and paved.

The current owners have built an outbuilding to the rear of the property which is currently being used as a gym and office space with electrics and lighting throughout.

With stairs leading to the first floor of the property you are greeted with two double bedrooms and a single bedroom. With a modern family bathroom as well.

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This property is a must see in our opinion.

Please call us now to arrange a viewing.

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Double glazed door to front, under stairs storage, stairs from ground floor.

Cloakroom

Downstairs toilet, double glazed window to rear.

Lounge

15' x 10' (4.57m x 3.05m)

Double glazed bay window to front, laminate flooring, integrated storage, shelving.

Dining Room

14' x 12' (4.27m x 3.66m)

Double glazed window to rear, radiator, tiled.

Kitchen

15' x 9' (4.57m x 2.74m)

Double glazed window to rear and side, double glazed door to utility room, spotlights, under floor heating, tiled splash backs, gas hob, extractor fan, built in dishwasher, double oven, tilted flooring.

Utility Room

15' x 4' (4.57m x 1.22m)

Plumbing for washing machine.

Landing

Stairs from ground floor to first floor, under stairs storage.

Bathroom

Double glazed window to rear, vanity unit, toilet, bath with overhead shower.

Bedroom 1

15' x 9' (4.57m x 2.74m)

Double glazed bay window to front, radiator, carpet.

Bedroom 2

12' x 11' (3.66m x 3.35m)

Double glazed window to front, radiator, carpet.

Bedroom 3

7' 11" x 7' (2.41m x 2.13m)

Double glazed bay window to front, radiator, carpet, under stairs storage.

Front Garden

Parking for two cars to front.

Your Fox & Sons office: 126 London Road, PORTSMOUTH, Hampshire, PO2 9DE

T 023 9267 1110 **E** Portsmouth@fox-and-sons.co.uk

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>> **room description**

Rear Garden

Low maintenance rear garden, artificial grass, paved, outside lighting.

Outbuilding

17' 8" x 15' 1" (5.38m x 4.60m)

Double glazed door to rear and front, lighting, space for office, gym.

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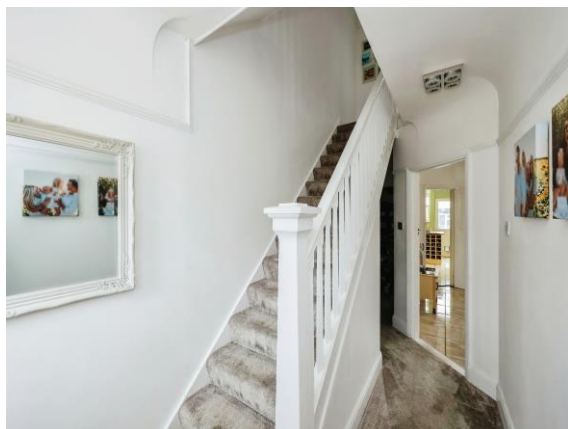
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

Gemma Atkin

Mr S. Peplow & Miss Marks

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