

**Jeffries & Dibbens**  
estate and letting agents

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**FOR SALE**  
03 9266 1662  
jea.co.uk  
**4/5 BEDS**

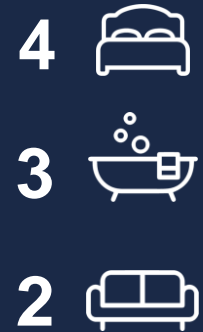
**£415,000**  
**71 Hewett Road**  
Portsmouth, PO2 0QS





## PROPERTY SUMMARY

NO FORWARD CHAIN! Hewett Road, North End. This comprehensive, extended end terraced style property with off road parking for approximately two vehicles is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation to the first floor comprises four bedrooms with an en-suite shower room to the master in addition to the separate family bathroom. The ground floor boasts three reception rooms, the largest of which is open plan to the 19', fitted kitchen. The second reception is 18' x 13' and the third reception room can also be used as a fifth bedroom and offers completely independent access from outside via it's own entrance from the side way. In addition the ground floor also offers a separate shower room with WC and a utility room. Further features include gas central heating, double glazing, a 35' x 32' rear garden featuring composite decking, artificial grass and a summer house/office. Arrange your internal inspection by contacting the Portsmouth office. 023 92 661 662





#### PVC DOUBLE GLAZED FRONT DOOR

**HALLWAY** Stairs to first floor, double radiator in radiator cover, door to.

**RECEPTION ROOM ONE (L-SHAPED)** 18' 8" narrowing to 9'5" x 19' 5" narrowing to 9'8" (5.69m x 5.92m) PVC double glazed French doors to garden, double radiator, radiator, French doors to reception room two, under stairs storage cupboard, door to inner lobby, opening to kitchen.

**RECEPTION ROOM TWO** 18' 6" into bay x 13' 4" (5.64m x 4.06m) PVC double glazed bay window to front aspect, radiator, gas coal effect fire with feature fire surround, door to hallway.

**KITCHEN** 19' 4" x 7' 5" (5.89m x 2.26m) Two PVC double glazed windows to rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, tiled splash back, plumbing for dishwasher, gas cooker point, ceramic tiled flooring, space for American style fridge/freezer, spot lighting.

**INNER LOBBY** Ceramic tiled flooring, airing cupboard, door to utility room, shower room and reception room three/bedroom.

**UTILITY ROOM** Wall mounted combination boiler, plumbing for washing machine, ceramic tiled flooring.

**SHOWER ROOM** Obscure PVC double glazed window to side aspect, walk in shower cubicle and electric shower over, wash hand basin, WC with concealed cistern and storage cupboard, fully tiled ceramic tiled flooring, spot lighting, extractor.

**RECEPTION ROOM THREE/BEDROOM** 15' 6" x 8' 11" (4.72m x 2.72m) PVC double glazed window to front aspect, double radiator, built in mirrored wardrobes, PVC double glazed door to sideways.

**FIRST FLOOR LANDING** Loft hatch with pull down ladder, doors to all rooms.

**BEDROOM ONE** 13' 5" x 12' 10" (4.09m x 3.91m) PVC double glazed window to front aspect, double radiator, door to en-suite.

**EN-SUITE SHOWER ROOM** 7' x 6' 6" (2.13m x 1.98m) Obscure PVC double glazed window to front aspect, radiator, three piece shower suite comprising walk in shower cubicle, close coupled WC, wash hand basin, stainless steel towel radiator, fully tiled, ceramic tiled flooring, extractor.

**BEDROOM TWO** 12' 11" x 9' 8" (3.94m x 2.95m) PVC double glazed window to front aspect, double radiator, walk in wardrobe.

**BEDROOM THREE** 11' 10" max x 9' 7" (3.61m x 2.92m) PVC double glazed window to rear aspect, radiator.

**BEDROOM FOUR** 8' 11" max x 5' 11" (2.72m x 1.8m) Obscure PVC double glazed window to rear aspect, spot lighting.

**BATHROOM** 9' 7" x 6' 7" (2.92m x 2.01m) Obscure PVC double glazed window to front aspect, radiator and towel radiator, three piece bathroom suite comprising panel enclosed bath, vanity unit, close coupled WC, shower point, spot lighting, extractor, fully tiled, ceramic tiled flooring.

**REAR GARDEN** 32' 6" x 35' 4" (9.91m x 10.77m) Fully enclosed, laid to lawn, laid to artificial grass, flower and shrub borders, raised composite decked area, wooden shed, side pedestrian access leading to front of property.

**SUMMER HOUSE/OFFICE** 13' 1" x 8' 11" (3.99m x 2.72m) PVC double glazed window, power and light.

**OUTSIDE** Block paved driveway providing off road parking for approx. two vehicles.







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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	78   C
55-68	D		
39-54	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



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