



£429,995
43 Mayfield Road
Portsmouth, PO2 0RP

PROPERTY SUMMARY

FOUR DOUBLE BEDROOMS & OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this, comprehensive, four double bedroom, extended, semi-detached residence in Mayfield Road, North End. Ground floor accommodation comprises open plan living space with two reception rooms leading onto an 18ft fitted kitchen, a conservatory at the rear of the property and a downstairs W.C. To the first floor, you will find three double bedrooms and a four-piece family bathroom. Stairs leading from the first floor landing takes you to a 20ft x 13ft loft conversation/main bedroom complimented with a modern-fitted en-suite. The rear patio garden measures 47ft with side pedestrian access, shed space and an operational pond. Added benefits include gas central heating and double glazing. To the front of the property is paved off road parking. Please contact Jeffries Portsmouth today!





OBSCURE PVC DOUBLE GLAZED FRONT DOOR Leading to hallway.

HALLWAY Obscure PVC double glazed window to front aspect, wood flooring, stairs to first flooring, stairs to first floor, radiator, door to WC, door to reception room one, door to kitchen.

RECEPTION ROOM ONE 12' 9" x 12' 11" narrowing to 10' 11" (3.89m x 3.94m) PVC double glazed bay window to front aspect, vertical radiator, wooden flooring, opening to reception room two.

RECEPTION ROOM TWO 12' 6" x 11' 1" (3.81m x 3.38m) PVC double glazed French doors to conservatory, open to kitchen, wooden flooring, vertical radiator, space for fridge/freezer.

KITCHEN 18' 4" x 8' 4" (5.59m x 2.54m) Obscure PVC double glazed window to side aspect, PVC double glazed window to rear aspect, lino flooring, PVC double glazed sliding door to conservatory, range of wall and base units, roll top work surfaces, plumbing for washing machine, cupboard housing wall mounted combination boiler, integral oven with gas hob, 1 1/2 stainless steel sink with mixer tap and drainer unit, space for dryer, open to reception room two, spot lighting.

CONSERVATORY 12' 11" x 8' 4" (3.94m x 2.54m) PVC double glazed French doors to garden, tiled flooring, double radiator.

FIRST FLOOR LANDING PVC double glazed window to side aspect, door to bedroom two, bedroom three, bedroom four, bathroom, stairs to second floor.

BEDROOM TWO 13' 4" x 9' into wardrobe depth (4.06m x 2.74m) PVC double glazed bay window to rear aspect, double radiator, wood flooring, floor to ceiling mirrored wardrobe, fitted shutters.

BEDROOM THREE 12' 6" x 9' 11" (3.81m x 3.02m) PVC double glazed window to rear aspect, double radiator, floor to ceiling mirrored wardrobe, wood flooring.

BEDROOM FOUR 15' x 8' 5" (4.57m x 2.57m) PVC double glazed window to rear aspect, wood flooring, mirrored wardrobes.

BATHROOM Obscure PVC double glazed window to front aspect, shutters, walk in shower cubicle, concealed cistern WC, bath with matching tiles to flooring, tiled flooring, tiled to principal areas, floating wash basin, stainless steel towel radiator, spot lighting.

SECOND FLOOR LANDING Obscure PVC double glazed window to side aspect, Velux window to front aspect, door to bedroom one.

BEDROOM ONE 20' 2" max x 13' 8" max (6.15m x 4.17m) PVC double glazed window to rear aspect, Velux windows to front aspect, eaves storage x 3, laminate flooring, door to en-suite, spot lighting, double radiator.

EN-SUITE Obscure PVC double glazed window to rear aspect, heated towel rail, dose couple WC, walk in shower cubicle, floating vanity unit, tiled flooring, fully tiled, spot lighting, extractor fan.

REAR GARDEN 47' (14.33m) approx. Side pedestrian access, mainly laid to patio, outside tap, mature flower and shrub borders, pond with filtration, brick built shed.

SHED 10' 5" x 7' 1" (3.18m x 2.16m) Brick built, power and light.





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		80 C
55-68	D	62 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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