

Jeffries  
Dibbens  
estate and letting agents  
**FOR SALE**  
023 9266 1662  
jdea.co.uk

**£330,000**  
**313 Powerscourt Road**  
Portsmouth, PO2 7JL



## PROPERTY SUMMARY

OFF ROAD PARKING & GARAGE! Jeffries & Dibbens are delighted to be selected to market this link semi-detached residence in Powerscourt Road, Copnor. Accommodation comprises three bedrooms and a family bathroom to the first floor. The ground floor offers a 16' reception room and a 19' kitchen/diner with a selection of integrated appliances. Additional benefits include gas central heating, double glazing and rear pedestrian access. Contact our Portsmouth branch to arrange your internal inspection at your earliest convenience. Phone lines open until 8pm weekdays! 023 92 661 662





**HARDWOOD FRONT DOOR** Leading to hallway.

**HALLWAY** Obscure window to front aspect, radiator, under stairs storage cupboard housing meters and combination boiler, laminate wooden flooring, stairs to first floor, doors to reception room one and kitchen/diner.

**RECEPTION ROOM** 16' 9" into bay x 11' (5.11m x 3.35m) PVC double glazed bay window to front aspect, radiator, open fireplace with tiled surround and brick hearth.

**KITCHEN/DINER** 19' 9" narrowing to 10'11" x 14' 3" narrowing to 8'10" (6.02m x 4.34m) PVC double glazed window to rear aspect, obscure window to rear aspect, PVC French door to garden, double radiator, range of wall and base units, quartz effect work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer, integrated washing machine, breakfast bar, laminate wooden flooring, stainless steel extractor, spot lighting.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, loft hatch and pull down ladder, doors to all rooms.

**BATHROOM** Obscure PVC double glazed windows to rear and side aspect, three piece bathroom suite comprising panel enclosed bath and shower, vanity unit with low level WC with concealed cistern, tiled to principal areas, ceramic tiled flooring, stainless steel towel radiator, spot lighting.

**BEDROOM ONE** 16' 7" x 9' 10" (5.05m x 3m) PVC double glazed bay window to front aspect, radiator, range of built in wardrobes.

**BEDROOM TWO** 13' 10" x 10' 11" (4.22m x 3.33m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 9' 11" max x 9' 2" max (3.02m x 2.79m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** Fully enclosed, laid to artificial grass, range of flower and shrub borders, rear pedestrian access leading to garage.

**GARAGE** 16' 3" x 8' 4" (4.95m x 2.54m) Folding wooden door, 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.  
Made with Hexplo ©2023

**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		79   C
55-68	D	63   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

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk