



£349,995
144 Lyndhurst Road
Portsmouth, PO2 0RJ

PROPERTY SUMMARY

EXTENDED SEMI-DETACHED PROPERTY! Jeffries & Dibbens are delighted to offer this extended, three bedroom, semi-detached residence in Lyndhurst Road, North End. Well presented throughout and offered with a range of benefits, this property makes an excellent addition to the sales market. Accommodation on offer comprises a living room, a 20ft x 17ft fitted kitchen/dining room complete with marble worktops and integral appliances, a downstairs W.C and a utility room. The first floor consists of modern-fitted family bathroom and three bedrooms each fitted with built-in wardrobe space. Additional benefits include gas central heating with 'Nest' thermostat, double glazing with fitted shutters to the front aspect and a 50ft, fully-enclosed garden with side pedestrian access and an outbuilding. To appreciate all that is on offer, please contact our Portsmouth branch today!

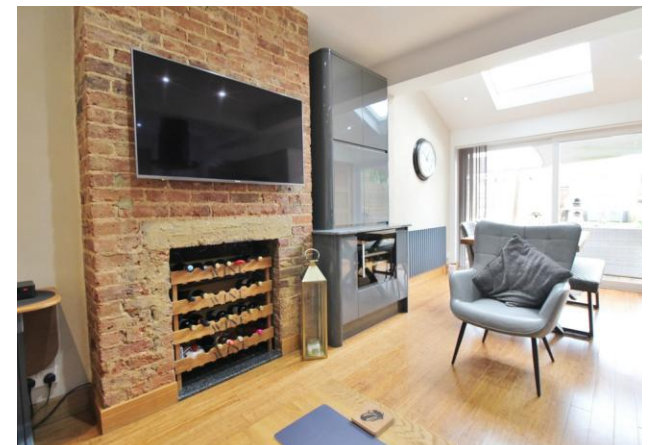
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COMPOSITE OBSCURE FRONT DOOR Leading to hallway.

HALLWAY Obscure PVC double glazed windows to front aspect, radiator, door to reception room, kitchen/diner, down stairs WC, vinyl flooring, cupboard, spot lighting, stairs to first floor, doors to.

RECEPTION ROOM 14' 9" into bay x 11' 7" (4.5m x 3.53m) PVC double glazed bay window to front aspect, double radiator, electric log burner.

KITCHEN/DINER 17' 11" narrowing to 9'5" x 20' 1" narrowing to 10'9" including cupboard depth (5.46m x 6.12m) PVC double glazed sliding door to garden, velux window to rear aspect, obscure PVC double glazed window to side aspect, range of wall and base units, granite work tops, large bowl ceramic sink with mixer tap and drainer unit, integral 'Neff' double oven, induction hob with suspended ceiling 'Premier Range' extractor fan, integral dishwasher, integrated microwave, integral drinks fridge, integral feature fireplace, breakfast bar, wine rack, vertical radiator, radiator, bamboo flooring, tiled flooring, spot lighting, door to utility room.

UTILITY ROOM PVC double glazed window to rear aspect, plumbing for washing machine, space for tumble dryer, tiled flooring, heated towel rail.

WC Obscure PVC double glazed window to side aspect, vanity unit, close coupled WC, tiled flooring.

FIRST FLOOR LANDING Glass balustrades, obscure PVC double glazed window to side aspect, doors to bedroom one, two, three and bathroom, airing cupboard housing combination boiler.

BEDROOM ONE 14' 10" into bay x 9' 7" (4.52m x 2.92m) PVC double glazed bay window to rear aspect, fitted shutters, radiator, built in wardrobes.

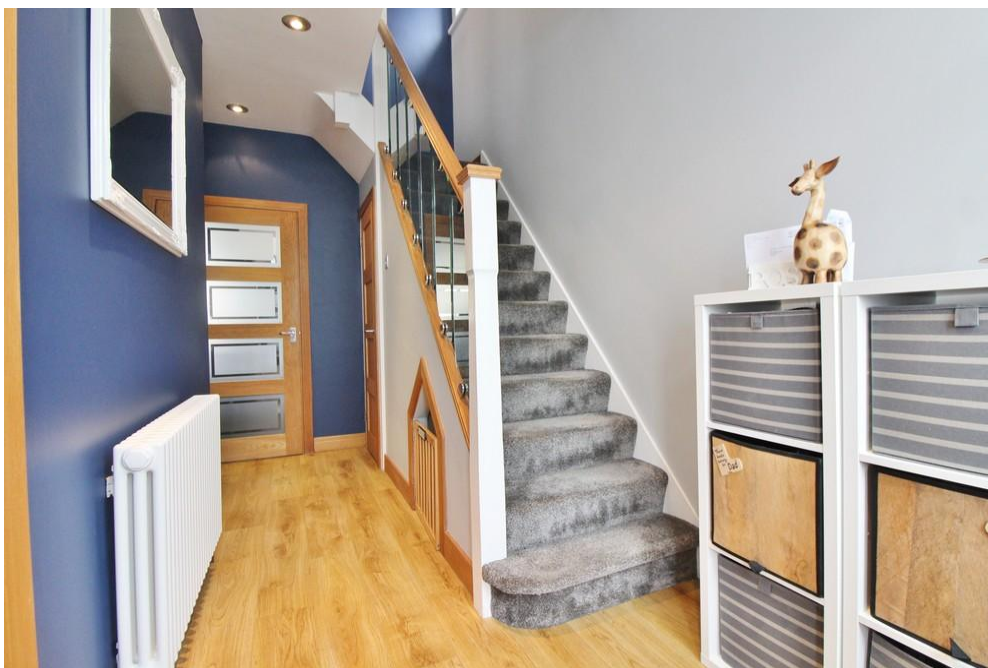
BEDROOM TWO 12' 5" x 8' 2" (3.78m x 2.49m) PVC double glazed window to rear aspect, radiator, laminate flooring, built in wardrobes.

BEDROOM THREE 9' x 7' 6" (2.74m x 2.29m) PVC double glazed window to rear aspect, radiator, built in mirrored wardrobes.

BATHROOM Obscure PVC double glazed window to front aspect, fitted shutters, close coupled WC, heated towel rail, fully tiled, tiled flooring, vanity unit, spot lighting, bath with shower attachment.

REAR GARDEN 50' (15.24m) Side pedestrian access, raised decking area, outside tap, out building, pizza oven/chimney, hot tub entertainment area, outside power points x 3.

OUTBUILDING 13' 11" x 6' 7" (4.24m x 2.01m) 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		84 B
69-80	C	72 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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