



OFFERS OVER
£410,000
27 Holcot Lane
Portsmouth, PO3 5UE

PROPERTY SUMMARY

FOUR BEDROOM TOWN HOUSE! Jeffries & Dibbens are delighted to offer for sale this comprehensive, four bedroom, town house in Holcot Lane, Anchorage Park. Complimented with OFF ROAD PARKING for multiple vehicles and an integral garage, this property is offered with a selection of benefits. Ground floor accommodation consists of a 17ft modern-fitted kitchen/diner with quartz worktops, a downstairs W.C and access to an integral garage. First and second floor accommodation comprises four bedrooms, a 17ft living room, a family bath room, with the two main bedrooms benefiting from fitted en-suites. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, rear garden with pedestrian access. The parking at the front has an electric vehicle power point. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR Leading to hallway.

HALLWAY Radiator, laminate flooring, stairs to first floor, door to garage, kitchen, WC.

WC Obscure PVC double glazed window to front aspect, low level WC, wash hand basin, built in storage cupboard, tiled to principal areas, radiator.

KITCHEN 17' x 11' 7" (5.18m x 3.53m) PVC double glazed window to rear aspect, PVC double glazed sliding door to rear garden, range of wall and base units, quartz worktops, butler sink with mixer kettle tap, range of wall and base units, gas cooker point and electric point for range cooker, space for double fridge/freezer, overhead stainless steel extractor fan, plumbing for dishwasher, cupboard housing wall mounted combination boiler (January 2020) USB sockets.

SECOND FLOOR LANDING Door to reception room one, door to bedroom three, bedroom four, bathroom, stairs to third floor, spot lighting.

RECEPTION ROOM 17' 1" x 11' 10" (5.21m x 3.61m) PVC double glazed windows to rear aspect, laminate flooring, two radiators, fitted blinds.

BATHROOM Low level WC, panel enclosed bath with shower attachment, pedestal wash basin, extractor fan, stainless steel heated towel rail, laminate flooring.

BEDROOM THREE 9' 11" x 8' 6" (3.02m x 2.59m) PVC double glazed window to front aspect, radiator, laminate flooring.

BEDROOM FOUR 8' 2" x 7' 1" (2.49m x 2.16m) PVC double glazed window to rear aspect, radiator, laminate flooring.

THIRD FLOOR LANDING Radiator, door to bedroom one and bedroom two.

BEDROOM ONE 17' 1" x 11' 9" narrowing to 9'1" (5.21m x 3.58m) PVC double glazed windows to rear aspect, two radiators, laminate flooring, door to en-suite.

EN-SUITE Fully enclosed walk in shower cubicle with rainfall shower, wall mounted wash basin, close coupled WC, heated towel rail, extractor fan, fully tiled.

BEDROOM TWO 12' 10" x 11' 7" (3.91m x 3.53m) PVC double glazed window to front aspect, loft hatch, laminate flooring, built in cupboard housing immersion tank, door to en-suite.

EN-SUITE Obscure PVC double glazed window to front aspect, panel enclosed bath, pedestal wash basin, close coupled WC, heated towel rail, tiled to principal areas.

REAR GARDEN 31' 4" (9.55m) Rear pedestrian access, paved area, astro turf, 32AMP outside power point.

GARAGE 17' 2" x 8' 7" (5.23m x 2.62m) Electric roller door, plumbing for washing machine, space for tumble dryer, space for fridge/freezer.

OUTSIDE Access to garage, electric vehicle charging point.





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 Metropix ©2023

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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



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

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