



Offers in excess of £330,000
52 Lovett Road
Portsmouth, PO3 5EX

PROPERTY SUMMARY

FOUR BEDROOM END TERRACED HOUSE! Jeffries & Dibbens are delighted to offer for sale this extended, end of terrace residence located in Lovett Road, Copnor. Accommodation comprises two reception rooms and a 17ft fitted kitchen to the ground floor. The first floor comprises a bathroom, two doubles bedrooms and a single bedroom, with stairs leading to the second floor which consists of a main bedroom and shower room. The south-facing garden is paved with side pedestrian access and a 15ft x 10ft garage to the rear. Additional benefits include gas central heating and double glazing throughout. Please contact our Portsmouth office to arrange an internal viewing at your earliest convenience! 02392 661 662





OBSCURE SINGLE GLAZED PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Stairs to first floor, oak flooring, door to reception room one, reception room two, kitchen, under stairs cupboard housing gas and electric meters.

RECEPTION ROOM ONE 14' 3" into bay x 12' 2" (4.34m x 3.71m) PVC double glazed bay window to front aspect, double radiator, oak flooring, feature fireplace.

RECEPTION ROOM TWO 11' 1" x 10' 4" (3.38m x 3.15m) Oak flooring, double radiator, open to kitchen.

KITCHEN 17' 2" narrowing to 6'10" x 17' 10" narrowing to 8' (5.23m x 5.44m) PVC double glazed back door to garden, PVC double glazed windows to rear aspect, Velux windows to rear aspect, range of wall and base units, roll top work surfaces, gas cooker point, stainless steel extractor fan with glass hood, 1 1/2 bowl ceramic sink with mixer tap and drainer unit, spot lighting, two double radiators, integral fridge/freezer, space for fridge, plumbing for washing machine, plumbing for dishwasher, tiled to principal areas, oak flooring.

FIRST FLOOR LANDING Door to bedroom two, bedroom three, bedroom four and bathroom, stairs to second floor.

BEDROOM TWO 14' 5" into bay x 10' 8" (4.39m x 3.25m) PVC double glazed window to rear aspect, double radiator, cupboard housing wall mounted combination boiler.

BEDROOM THREE 11' 2" x 10' 8" (3.4m x 3.25m) PVC double glazed window to rear aspect, double radiator, cupboard housing wall mounted combination boiler.

BEDROOM FOUR 7' 3" x 6' 9" (2.21m x 2.06m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, fully tiled, tiled flooring, panelled enclosed bath with shower attachment, close coupled WC, floating wash basin, stainless steel heated towel rail.

SECOND FLOOR LANDING Door to bedroom one and shower room.

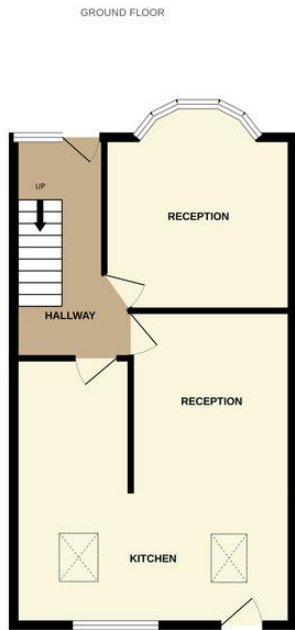
BEDROOM ONE 16' 4" x 11' 1" narrowing to 8' 2" (4.98m x 3.38m) PVC double glazed window to rear aspect, double radiator, laminate flooring, eaves storage.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, close coupled WC, shower cubicle, floating wash basin, tiled flooring, tiled throughout, heated towel rail.

REAR GARDEN 35' (10.67m) approx. Side pedestrian access, mainly laid to paving, door to garage, outside tap.

GARAGE 15' 5" x 10' 4" (4.7m x 3.15m) Up and over door, power and lighting.





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		78 C
55-68	D	66 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