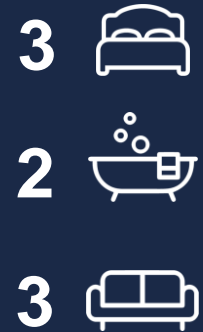




OFFERS OVER
£375,000
88 Merrivale Road
Portsmouth, PO2 0TL

PROPERTY SUMMARY

THREE DOUBLE BEDROOMS & A LOFT ROOM! Jeffries & Dibbens are delighted to offer for sale this extended, three double bedroom, semi-detached residence located in Merrivale Road, Hilsea. With excellent attention to detail and immaculate presentation, this property is available to view at your earliest convenience. Accommodation comprises a 15ft living room, an open-plan kitchen/dining room overlooking a 16ft x 14ft sun lounge, with access to a utility cupboard and downstairs W.C. The first floor consists of three double bedrooms and a family bathroom, with access to a spacious loft room with an additional shower room. Added benefits include gas central heating, double glazing throughout and fitted storage throughout the property. To the rear is a fully-enclosed, south-facing garden with side pedestrian access and a garage with power and light. To appreciate all that is on offer, please contact our Portsmouth branch to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Obscure PVC double glazed windows to front aspect, stairs to first floor, radiator, oak laminate flooring, door to reception room one, under stairs storage housing gas and electric meters, door to reception room two.

RECEPTION ROOM ONE 15' 1" x 13' 6" (4.6m x 4.11m) PVC double glazed bay window to front aspect, radiator, feature fireplace with fitted log burner.

RECEPTION ROOM TWO 12' 2" x 11' (3.71m x 3.35m) Oak laminate flooring, radiator, open to kitchen, open to reception room three.

KITCHEN 12' 10" x 8' 2" (3.91m x 2.49m) Range of wall and base units, marble quartz effect work surfaces, integral gas double oven, integral gas hob, 1 1/2 stainless steel sink with mixer tap and drainer unit, integral fridge/freezer, integral dishwasher, integral microwave, spot lighting, oak laminate flooring.

RECEPTION ROOM THREE 16' 2" narrowing to 14' 4" x 13' 2" (4.93m x 4.01m) PVC double glazed French doors to garden, PVC double glazed window to rear aspect, Velux window to rear aspect, electric powered Velux window to rear aspect, PVC back door leading to driveway, two double radiators, fitted log burner, door to utility cupboard, spot lighting.

UTILITY CUPBOARD Plumbing for washing machine, space for fridge/freezer.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, floating wash basin.

FIRST FLOOR LANDING Stairs to second flooring, door to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 15' 2" x 11' 8" (4.62m x 3.56m) PVC double glazed bay window to front aspect, double radiator, fitted wardrobe space, spot lighting, fitted air-con.

BEDROOM TWO 12' 2" x 11' (3.71m x 3.35m) PVC double glazed window to rear aspect, radiator, integral mirrored wardrobes.

BEDROOM THREE 9' 1" x 8' 3" (2.77m x 2.51m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to front aspect, stainless steel heated towel rail, close coupled WC, tiling throughout, pedestal wash basin, panel enclosed bath with shower attachment, tiled flooring.

SECOND FLOOR LANDING Velux window to front aspect, door to loft room, cupboard space.

LOFT ROOM 14' 11" x 13' (4.55m x 3.96m) Velux windows to front and rear aspect, spot lighting, eaves storage, folding door to shower room.

SHOWER ROOM Velux window to front aspect, close coupled WC, walk in shower cubicle, floating wash basin, eaves storage, stainless steel heated towel rail.

REAR GARDEN 37' (11.28m) South facing, access to garage, raised decking, outside tap.

GARAGE 15' x 7' (4.57m x 2.13m) 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		78 C
55-68	D		
39-54	E	53 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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