



Offers in excess of £425,000
7 Mark Close
Portsmouth, PO3 5JB

PROPERTY SUMMARY

OFF ROAD PARKING FOR THREE/FOUR VEHICLES! We are delighted to offer for sale this luxurious, three bedroom semi-detached residence located in Mark Close, Hilsea. With attention to detail and appealing features, this property offers a selection of benefits. Accommodation comprises a 19ft living room, an 18ft x 18ft integrated kitchen/dining room and a downstairs W.C to the ground floor. The first floor consists of three bedrooms and a family bathroom. The rear garden is south-facing and well presented, with side pedestrian access and a shed measuring 18ft x 9ft, with power and light. The property boasts a resin driveway and fitted car port suitable for three/ four vehicles, with a fitted electric power cable for a caravan/motorhome. Added benefits include gas central heating and double glazing throughout. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR

PORCH Tiled floor, cupboard space, oak door to hallway.

HALLWAY PVC double glazed window to side aspect, radiator, stairs to first floor, under stairs storage housing gas and electric meters, oak doors to WC, reception room one and kitchen/diner.

RECEPTION ROOM ONE 19' 0" into bay x 11' 08" (5.79m x 3.56m) PVC double glazed bay window to front aspect, double radiator, oak shelving.

WC Obscure PVC double glazed window to side aspect, close coupled WC, vanity unit, vinyl flooring, tiling to principal areas.

KITCHEN/DINER 18' 06" x 18' 01" (5.64m x 5.51m) PVC double glazed door to garden, PVC double glazed French doors to garden, PVC double glazed windows to side and rear aspects, double radiator, range of wall and base level units, granite effect laminate worktops, one and a half bowl composite sink with mixer and kettle tap and drainer unit, space for fridge/freezer, plumbing for dish washer, integral induction hob with carbon extractor fan, integral electric oven, larder, plumbing for washing machine, space for tumble dryer, spot lighting, vinyl flooring, tiling to principal areas, electric roof vent, cupboard housing wall mounted combination boiler (fitted February 2021). The kitchen was installed in December 2021 including induction hob and electric oven.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to all bedrooms, bathroom and airing cupboard.

BEDROOM ONE 11' 09" plus wardrobe depth x 11' 04" (3.58m x 3.45m) PVC double glazed window to front aspect, built-in mirrored wardrobe.

BEDROOM TWO 11' 04" x 9' 11" (3.45m x 3.02m) PVC double glazed window to rear aspect, double radiator.

BEDROOM THREE 8' 08" x 6' 11" (2.64m x 2.11m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, panelled bath with 'Rainfall' shower attachment, pedestal mounted wash basin, tiled floor, tiling to principal areas, shelving, spot lighting, stainless steel towel radiator.

OUTSIDE

REAR GARDEN South facing, mainly laid to lawn with resin patio areas, shed, side pedestrian access.

SHED 18' 0" x 9' 0" approx. (5.49m x 2.74m) Power & light, power points.

DRIVEWAY Resin driveway, outside tap, caravan/motorhome power cable, side access to rear garden.





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 D

VIEWINGS
By prior appointment only

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