



**£318,500**  
**66 Beresford Road**  
Portsmouth, PO2 0BZ



## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this substantial, three bedroom, semi-detached residence located in Beresford Road, North End. Well presented throughout, the spacious accommodation on the ground floor comprises a 21ft reception room, an impressive 30ft kitchen/breakfast room which leads onto the dining area, a WC and a utility cupboard. First floor accommodation offers three double bedrooms and the family bathroom. Additional benefits include double glazing, gas central heating and a fully enclosed rear garden with access to the brick-built summer house. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





#### **HARDWOOD FRONT DOOR**

**HALLWAY** Wood laminate flooring, under stairs storage cupboard, door to reception room one, door to kitchen/breakfast room.

**RECEPTION ROOM ONE** 21' 7" x 9' 11" (6.58m x 3.02m) PVC double glazed bay window to front aspect, PVC double glazed window to side aspect, radiator, stairs to first floor.

**KITCHEN/BREAKFAST ROOM** 30' 7" x 9' 2" max (9.32m x 2.79m) PVC double glazed window to rear aspect, PVC double glazed window to side aspect, vinyl flooring, two radiators, modern fitted kitchen comprising range of wall and base units, wood block work surfaces, space for electric cooker, tiled to principal areas, 1 1/2 stainless steel sink and drainer unit with mixer tap, breakfast bar, opening to dining area.

**DINING AREA** 13' x 7' 7" (3.96m x 2.31m) PVC double glazed doors to garden, radiator, space for fridge/freezer, double glazed Velux window to side aspect, spot lighting, door to WC, door to utility cupboard, obscure PVC double glazed door to front.

**WC** Close coupled WC, wall mounted wash basin, tiled to principal areas, extractor.

**UTILITY CUPBOARD** Space and plumbing for washing machine and tumble dryer.

**FIRST FLOOR LANDING** Loft access, doors to.

**BEDROOM ONE** 11' 4" excluding wardrobe depth x 7' (3.45m x 2.13m) PVC double glazed bay window to front aspect, built in wardrobes, laminate flooring, radiator.

**BEDROOM TWO** 11' 2" x 9' 2" (3.4m x 2.79m) PVC double glazed window to rear aspect, radiator, wood laminate flooring.

**BEDROOM THREE** 9' 10" x 7' 10" (3m x 2.39m) PVC double glazed window to rear aspect, radiator, range of built in wardrobes.

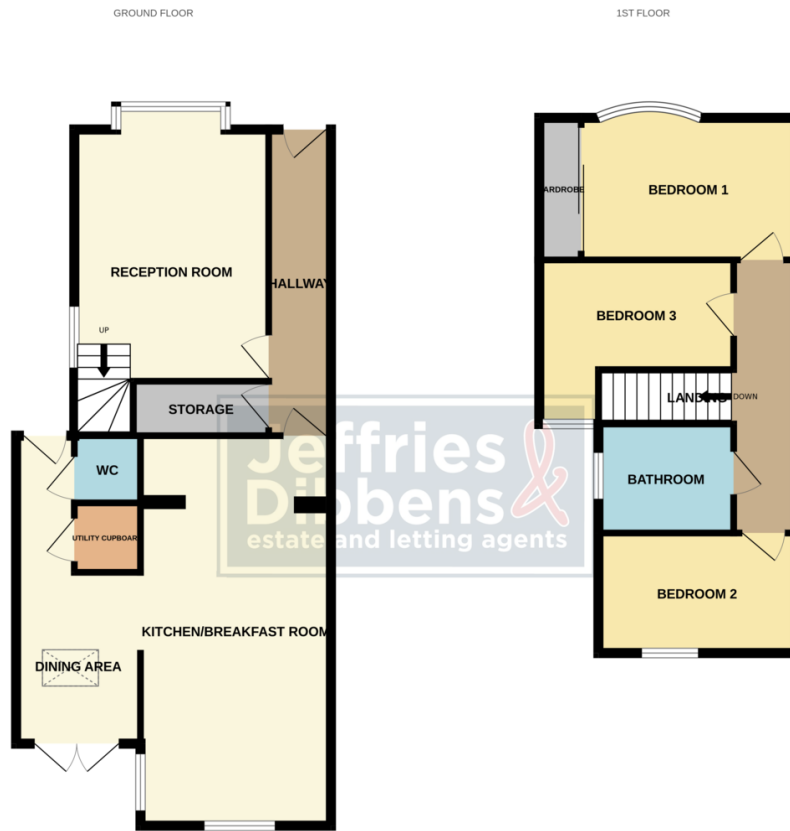
**BATHROOM** Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, claw foot bath with mains shower over, tiled to principal areas, extractor, chrome heated towel rail.

**REAR GARDEN** 28' 9" x 20' 1" (8.76m x 6.12m) Mainly laid to paving with artificial grass area, flower and shrub border, outside tap.

**BRICK BUILT SUMMER HOUSE/SHED** 9' 6" x 7' 8" (2.9m x 2.34m) Power and light, wood laminate flooring, PVC double glazed French doors, door to shed area.







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 02024

**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		80   C
55-68	D	62   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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