

Jeffries  
Dibbens  
estate and letting agents  
**FOR SALE**  
023 926 8444  
jdes.co.uk

**£320,000**  
**8 Winton Road**  
Portsmouth, PO2 0JU



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are excited to offer for sale this three bedroom, semi-detached property located in Winton Road, Copnor. The substantial accommodation on offer on the ground floor comprises a 26ft reception room, a 17ft kitchen/breakfast room and a WC. First floor accommodation comprises three bedrooms plus the family bathroom. Additional benefits include double glazing, gas central heating, and a south facing rear garden measuring at 45ft. Contact Jeffries & Dibbens to arrange your internal viewing, open late! 02392 661 662





### **OBSCURE COMPOSITE FRONT DOOR**

**HALLWAY** Stairs to first floor, under stairs storage cupboard, radiator, door to WC, door to reception room, opening to kitchen.

**WC** Obscure PVC double glazed window to side aspect, close coupled WC, wall mounted wash basin, fully tiled, tiled flooring, extractor fan.

**RECEPTION ROOM** 26' 9" into bay x 11' 11" into recess (8.15m x 3.63m) PVC double glazed bay window to front aspect, double glazed sliding doors to kitchen/breakfast room, two radiators, wood laminate flooring, spot lighting, feature fireplace with gas fire.

**KITCHEN/BREAKFAST ROOM** 17' 2" narrowing to 6'9" x 17' 8" narrowing to 8'7" (5.23m x 5.38m) L-SHAPED PVC double glazed window to rear aspect, PVC double glazed French doors to garden, three double glazed Velux windows to rear aspect, PVC double glazed door to side, range of wall and base units, roll top work surfaces, integral oven and hob with extractor hood over, space for American style fridge/freezer, space and plumbing for washing machine, tiled flooring, spot lighting, breakfast bar.

**FIRST FLOOR LANDING** Obscure PVC double glazed window to side aspect, doors to bedrooms and bathroom, loft hatch with pull down ladder.

**BEDROOM ONE** 13' 7" into bay x 11' 10" into recess (4.14m x 3.61m) PVC double glazed window to front aspect, radiator, spot lighting.

**BEDROOM TWO** 11' 11" x 9' 8" excluding recess (3.63m x 2.95m) PVC double glazed window to rear aspect, laminate flooring, radiator.

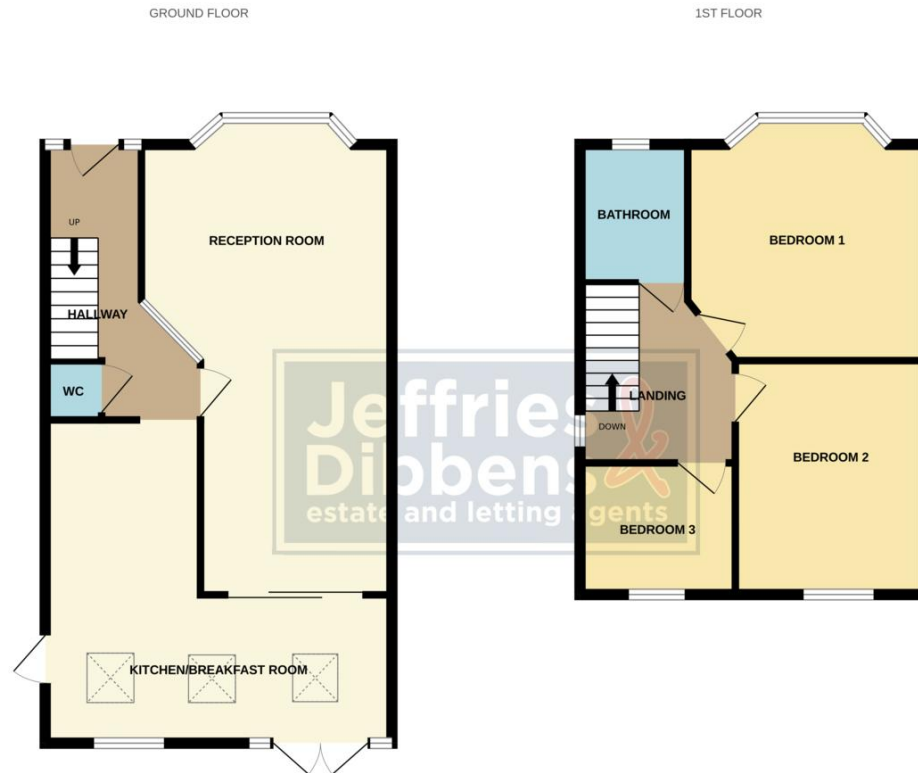
**BEDROOM THREE** 7' 9" x 6' 11" (2.36m x 2.11m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to front aspect, tile enclosed bath, low level WC, pedestal mounted wash basin, tiled walls, chrome heated towel rail.

**REAR GARDEN** 45' 7" x 21' 10" (13.89m x 6.65m) Mainly laid to lawn, south facing, patio area, brick built shed/Avery, green house.

**BRICK BUILT SHED/AVERY** 16' 11" x 7' 2" (5.16m x 2.18m) 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		81   B
69-80	C		
55-68	D	65   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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