



**£475,000**  
**25 Althorpe Drive**  
Portsmouth, PO3 5TF

## PROPERTY SUMMARY

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are excited to bring to the market this four bedroom, detached property located in Althorpe Drive, Anchorage Park. Offered with no forward chain, the accommodation on the ground floor comprises two reception rooms measuring at 14ft and 13ft respectively, a 15ft fitted kitchen and a WC. First floor accommodation offers four bedrooms and a fitted shower room. Additional benefits include double glazing, gas central heating and a 40ft rear garden with side pedestrian access. The property also boasts a garage and off road parking for approximately three vehicles! Contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662





#### **OBSCURE COMPOSITE FRONT DOOR**

**HALLWAY** Obscure PVC double glazed window to front aspect, dado rail, stairs to first floor, built in cupboard housing meters, radiator, obscure PVC double glazed windows to side aspect, door to WC, door to reception room one, door to kitchen.

**WC** Obscure PVC double glazed window to side aspect, low level WC, wall mounted wash basin, radiator, tiled flooring.

**KITCHEN** 15' 9" x 8' 4" (4.8m x 2.54m) PVC double glazed window to front aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, 1 1/2 sink and drainer unit with mixer tap over, integral gas hob with extractor over, integral electric oven, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, tiled to principal areas, tiled flooring, radiator, breakfast bar, cupboard housing Vaillant combination boiler, door to reception room two.

**RECEPTION ROOM ONE** 14' 11" x 11' 8" (4.55m x 3.56m) PVC double glazed bay window to front aspect, feature fireplace with gas fire, radiator, archway to.

**RECEPTION ROOM TWO** 13' 10" x 9' 3" (4.22m x 2.82m) PVC double glazed French doors to garden, radiator.

**FIRST FLOOR LANDING** PVC double glazed window to front aspect, loft hatch, built in airing cupboard, doors to all rooms.

**BEDROOM ONE** 14' excluding wardrobe depth x 8' 8" (4.27m x 2.64m) PVC double glazed window to side aspect, radiator, range of built in wardrobes and overhead storage.

**BEDROOM TWO** 13' x 8' 8" (3.96m x 2.64m) PVC double glazed window to side aspect, radiator.

**BEDROOM THREE** 10' 8" into bay x 7' 8" (3.25m x 2.34m) PVC double glazed bay window to front aspect, radiator.

**BEDROOM FOUR** 10' 4" narrowing to 6'10" x 9' (3.15m x 2.74m) PVC double glazed window to front aspect, radiator.

**SHOWER ROOM** 7' 3" x 6' 1" (2.21m x 1.85m) Obscure PVC double glazed window to front aspect, walk in shower cubicle with mains shower, pedestal mounted wash basin, low level WC, tiled to principal areas, tiled flooring, radiator.

**REAR GARDEN** Mainly laid to lawn with patio area and decked area, side pedestrian access, storage shed.

**GARAGE** Remote control electric garage door, power and light.

**FRONT** Off road parking for approx. 3 vehicles.



**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	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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