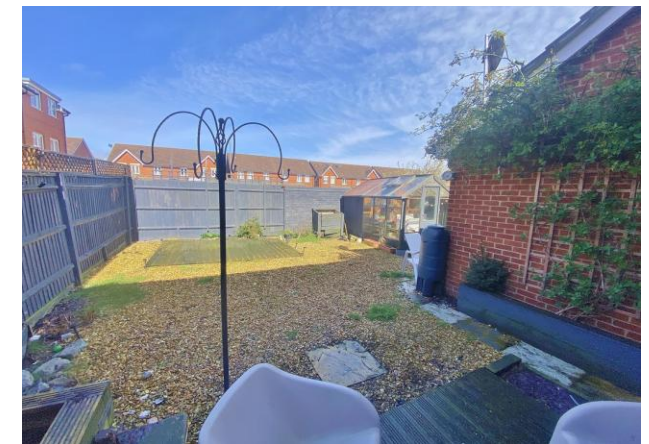
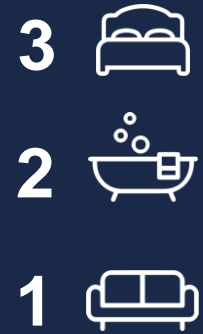


**£420,000**  
**2 Lime Tree View**  
Portsmouth, PO3 6GP



## PROPERTY SUMMARY

This three bedroom, detached residence located in Lime Tree View, Milton is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises three bedrooms to the first floor, with an en-suite shower room to the master bedroom in addition to the family bathroom. The ground floor offers a 14' kitchen/breakfast room with a selection of integrated appliances, a 15' reception room which overlooks the 31', rear garden and an additional WC. Further benefits include gas central heating, double glazing and a 19' garage accessible via a private driveway which also provides additional off road parking. Contact our Portsmouth office today for more information. 023 92 661 662





## COMPOSITE FRONT DOOR

**HALLWAY** Radiator, stairs to first floor, door to WC and kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM** 14' 11" x 8' 7" (4.55m x 2.62m) PVC double glazed windows to rear and side aspect, radiator, range of wall and base units, roll top work surfaces, 1 1/2 stainless steel sink with mixer tap and drainer, tiled splash back, fitted 5 ring stainless steel gas hob and extractor over, fitted stainless steel electric oven, integrated fridge, freezer, dishwasher and washing machine, cupboard housing combination boiler, spot lighting.

**WC** Obscure PVC double glazed window to front aspect, radiator, close coupled WC, pedestal wash basin.

**RECEPTION ROOM** 15' 7" narrowing to 12' 4" x 12' 9" max (4.75m x 3.89m) PVC double glazed window to rear aspect, PVC double glazed French door to garden, two radiators, under stairs storage cupboard housing electric meter.

**FIRST FLOOR LANDING** Loft hatch, radiator, built in storage cupboard, door to all rooms.

**BEDROOM THREE** 10' 2" x 6' 5" (3.1m x 1.96m) PVC double glazed window to rear aspect, radiator, laminate wooden flooring.

**BEDROOM ONE** 13' 8" x 8' 10" (4.17m x 2.69m) PVC double glazed window to rear aspect, radiator, door to en-suite.

**ENSUITE SHOWER ROOM** Obscure PVC double glazed window to side aspect, stainless steel radiator, walk in shower cubicle with electric shower over, pedestal basin, close coupled WC, extractor, tiled to principal areas, shaver point, spot lighting.

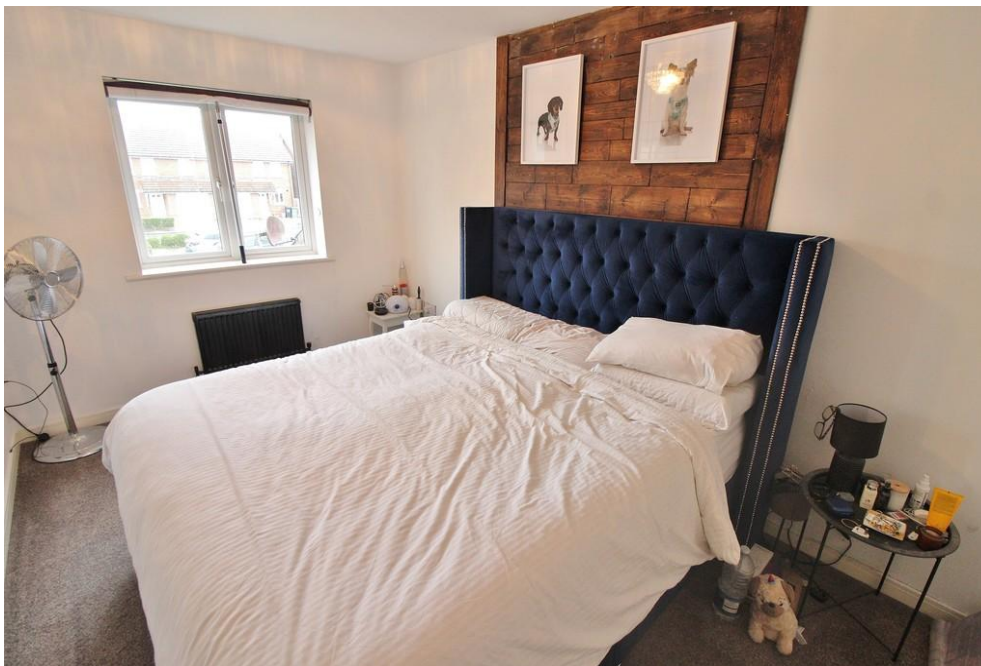
**BEDROOM TWO** 10' 6" x 8' 10" (3.2m x 2.69m) PVC double glazed window to front aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to front aspect, stainless steel towel radiator, three piece bathroom suite comprising panel enclosed bath with electric shower over, close coupled WC, pedestal basin, tiled to principal areas, extractor.

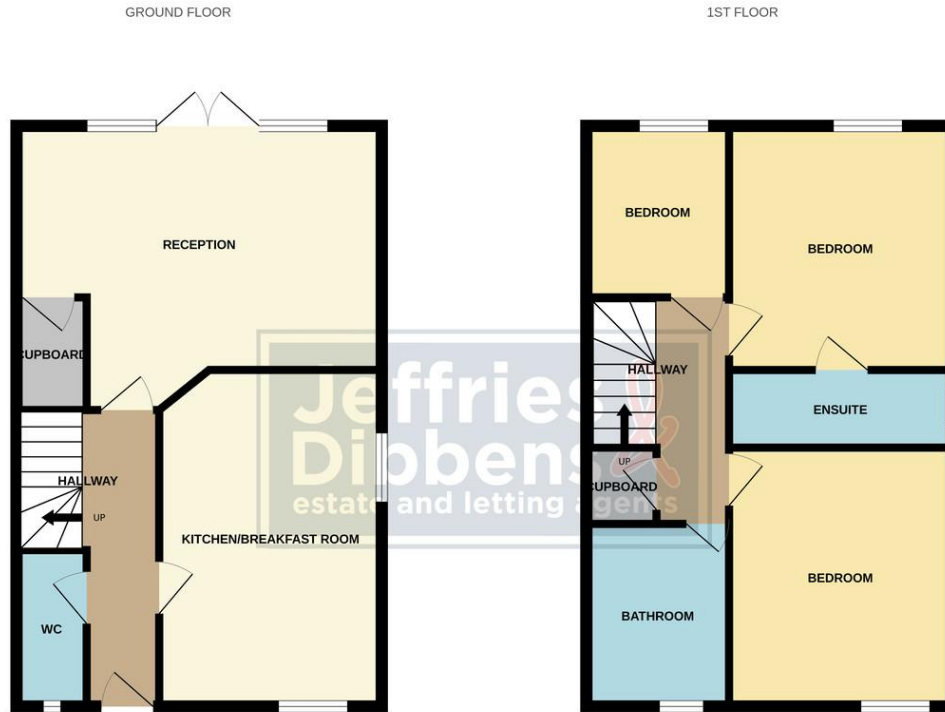
**REAR GARDEN** 31' (9.45m) Mainly laid to shingle, decked area, outside tap, raised flower beds, access to garage.

**GARAGE** 19' 10" x 9' 10" (6.05m x 3m) Brick built, up and over door, power and light, access to rear garden.

**AGENTS NOTE** Estate Charge: £219.48 per annum







Whilst every attempt has been made to ensure the accuracy of the floorplans 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		94   A
81-91	B	82   B	
69-80	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

**Jeffries  
Dibbens &**  
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