



**£305,000**  
**92 Dartmouth Road**  
Portsmouth, PO3 5DU

## PROPERTY SUMMARY

Dartmouth Road, Copnor. Jeffries & Dibbens are pleased to bring to the market this semi-detached residence located within the ALN School Catchment area. Accommodation in addition to the three bedrooms includes an upstairs bathroom, two reception rooms and a modern-fitted kitchen. Further benefits include gas central heating, double glazing and a 42ft, rear garden with hardstand providing off road parking for approximately two vehicles. Arrange your viewing today by contacting our Portsmouth branch. 023 92 661 662





## COMPOSITE FRONT DOOR

**HALLWAY** Obscure PVC double glazed window to front aspect, radiator, under stairs storage cupboard housing meters, stairs to first floor, door to reception room one, reception room two and kitchen.

**RECEPTION ROOM ONE** 13' 4" into bay x 12' 6" (4.06m x 3.81m) PVC double glazed bay window to front aspect, radiator, fitted coal effect gas fire with feature surround and hearth.

**RECEPTION ROOM TWO** 11' 7" x 11' 1" (3.53m x 3.38m) PVC double glazed window to rear aspect, PVC double glazed door to garden, radiator.

**KITCHEN** 7' 5" x 7' 1" (2.26m x 2.16m) PVC double glazed window to rear aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink mixer tap and drainer, fitted stainless steel gas hob, stainless steel electric oven and extractor over, plumbing for washing machine, space for fridge/freezer, laminate wooden flooring, tiled splash back, wall mounted combination boiler.

**FIRST FLOOR LANDING** Door to all rooms.

**BATHROOM** Obscure PVC double glazed window to rear aspect, three piece bathroom site comprising panel enclosed bath and 'Rainfall' effect shower, vanity unit, low level WC with concealed cistern, tiled to principal areas, radiator, tile effect laminate wooden flooring, loft hatch.

**BEDROOM TWO** 11' 7" x 11' 1" (3.53m x 3.38m) PVC double glazed window to rear aspect, radiator.

**BEDROOM ONE** 10' 7" x 10' 5" (3.23m x 3.18m) PVC double glazed window to front aspect, radiator, built in wardrobe.

**BEDROOM THREE** 7' 11" x 6' 11" (2.41m x 2.11m) PVC double glazed window to front aspect, radiator.

**REAR GARDEN** 42' (12.8m) Mainly laid to artificial grass, flower and shrub border, raised paved area, hardstand providing off road parking for approx two vehicles, accessed via shared driveway, outside tap.





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 Mergo ©2024

**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		77   C
55-68	D	61   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 &**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk