

# **PROPERTY SUMMARY**

GARAGE! Jeffries & Dibbens are delighted to bring to the market this three bedroom, mid-terraced property located in Kipling Road, Hilsea. Offered with no forward chain, the spacious accommodation on the ground floor comprises two reception rooms measuring at 16ft and 14ft respectively, a fitted kitchen and a lean-to conservatory. First floor accommodation offers three bedrooms and a modern fitted family bathroom. Additional benefits include double glazing, gas central heating and original features. The property also boasts a south facing garden and a garage! Contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662

















#### **PVC FRONT DOOR**

**HALLWAY** Obscure PVC double glazed window to front aspect, stairs to first floor, radiator, dado rail, picture rail, under stairs storage cupboard, doors to reception room one and two, doorway to kitchen.

**RECEPTION ROOM ONE** 16' 5" into bay x 12' 8" into recess (5m x 3.86m) PVC double glazed bay window to front aspect, picture rail, radiator, feature fireplace.

**RECEPTION ROOM TWO** 14' 10" x 12' 6" (4.52m x 3.81m) Single glazed double doors to lean-to, conservatory, radiator, dado rail, built in storage, stained glass windows to lean-to/conservatory, feature fireplace.

**LEAN-TO/CONS ERV ATORY** PVC double glazed window to rear aspect, PVC double glazed door to garden, polycarbonate roof, space for tumble dryer, door to utility cupboard housing plumbing for washing machine and wall mounted combination boiler.

**KITCHEN** 17' 1" x 6' 6" (5.21m x 1.98m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, tiled to principal areas, 1 1/2 stainless steel sink with drainer unit and mixer tap over, integral electric oven and gas hob, extractor over, space for fridge/freezer, radiator.

FIRST FLOOR LANDING Radiator, dado rail, doors to.

**BEDROOM ONE** 16' 9" into bay x 11' 9" into recess (5.11m x 3.58m) PVC double glazed bay window to front aspect, original built in storage cupboard, picture rail, radiator.

**BEDROOM TWO** 12' 4" x 12' 1" (3.76m x 3.68m) PVC double glazed window to rear aspect, original built in storage cupboard, radiator, picture rail.

**BEDROOM THREE** 7' 11" x 7' (2.41m x 2.13m) PVC double glazed window to front aspect, radiator, picture rail.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panel endosed bath with mains shower, tiled to principal areas, radiator, loft hatch, extractor fan.

**REAR GARDEN** South facing, mainly laid to patio, door to garage, outside WC (currently not plumbed in) door to garage.

**GARAGE** Up and over door, access at rear.

GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, nooms and any other items are approximate and no responsibility is taken to rany error, omission or ma-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 guarante as to the true of perhalbility of efficiency can be given.

## LOCAL AUTHORITY

Portsmouth City Council

## **TENURE**

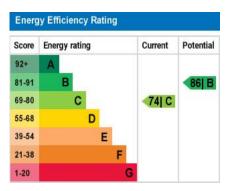
Freehold

## **COUNCIL TAX BAND**

Band C

## **VIEWINGS**

By prior appointment only



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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