



£275,000
18 Lichfield Road
Portsmouth, PO3 6DE

PROPERTY SUMMARY

We are excited to offer for sale this three bedroom, mid-terraced, double bay & forecourt property located in Lichfield Road, Baffins. Offered with no forward chain, accommodation on offer comprises two reception rooms measuring 12ft and 11ft respectively, a fitted kitchen, an upstairs shower room, plus three bedrooms. Additional benefits include double glazing, gas central heating and a spacious, west facing rear garden with outside WC. Please call our office now to arrange your viewing, open late! 02392 661 662





PVC DOUBLE GLAZED SLIDING DOORS

PORCH Tiled floor, obscure double glazed front door to:-

HALLWAY Obscure double glazed window to front aspect, two radiators, stairs to first floor, under stairs storage cupboard, tiled floor, obscure borrowed light window to reception room one, door to reception room two, door to kitchen.

KITCHEN 9' 06" x 8' 02" (2.9m x 2.49m) Double glazed window to rear aspect, obscure double glazed door to garden, range of wall and base level units, roll top work surfaces, integral electric oven with integral induction hob and extractor hood over, tiling to principal areas, space for fridge/freezer, space for washing machine, stainless steel sink and drainer unit, wood laminate flooring, larder cupboard.

RECEPTION ROOM ONE 12' 11" into recess x 10' 07" excluding bay (3.94m x 3.23m) PVC double glazed bay window to front aspect, wood laminate flooring, radiator.

RECEPTION ROOM TWO 11' 11" x 10' 02" (3.63m x 3.1m) Double glazed sliding doors to garden, wood laminate flooring, radiator.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 13' 07" into bay x 13' 0" into recess (4.14m x 3.96m) Double glazed bay window to front aspect, radiator.

BEDROOM TWO 11' 10" x 10' 01" into recess (3.61m x 3.07m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 10" x 8' 06" (2.69m x 2.59m) PVC double glazed window to rear aspect, radiator, wall mounted 'Worcester' combination boiler.

SHOWER ROOM Obscure double glazed window to front aspect, low level WC, pedestal mounted wash basin, walk-in shower with wall mounted electric shower unit, radiator, tiled walls, extractor fan.

OUTSIDE

REAR GARDEN 56'03" x 21'9" (17.15m x 6.63m) West facing, mainly laid to lawn with paved areas, storage shed, door to WC.

WC Double glazed window to side aspect, WC.



GROUND FLOOR

1ST FLOOR



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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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