

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" \times 10' 01" into recess (3.61m \times 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

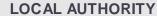
REAR GARDEN 56'03" x 21'9" (17.15m x 6.63m) West facing, mainly laid to lawn with paved areas, storage shed, door to WC.

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, measurement of doors, windows, somes and any other terms are approximate and no responsibility to laken for any error, properties purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given.



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



OFFICE ADDRESS 112/114 London Road, Portsmouth, Hampshire, PO2 0LZ CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk