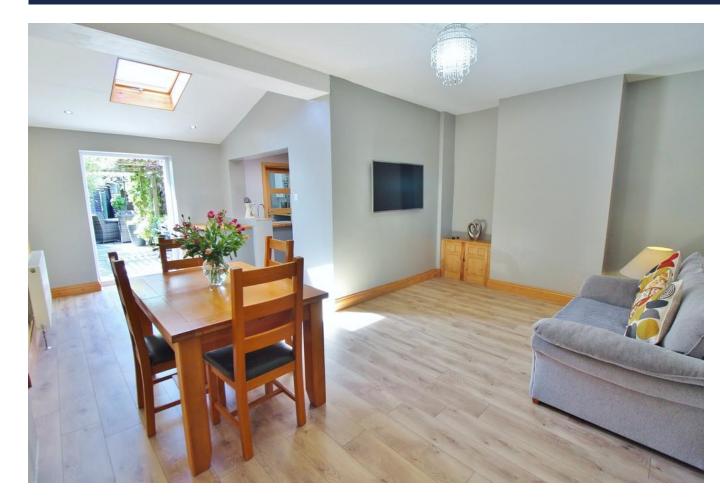


PROPERTY SUMMARY

BEAUTIFULLY PRESENTED THROUGHOUT! Jeffries & Dibbens are excited to bring to the market this substantial, three double bedroom, terraced property located in Balfour Road, North End. The spacious accommodation on the ground floor comprises a 17ft reception room, an impressive 21ft dining area leading onto the west facing garden, plus a modern fitted kitchen and separate utility room. First floor accommodation comprises three double bedrooms and a modern fitted shower room. Additional benefits include double glazing and gas central heating. Contact our Portsmouth branch to arrange your internal viewing, open late!













OBSCURE COMPOSITE FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, wooden floorboards, radiator, stairs to first floor, under stairs storage cupboard, built in floor lights, door to reception room one, door to kitchen/diner.

RECEPTION ROOM ONE 17' 9" into bay x 11' 6" into recess (5.41 m x 3.51 m) PV C double glazed window to front aspect, solid wood flooring, radiator, ceiling rose.

KITCHEN/DINER

DINING AREA (L-SHAPED) 17'8" narrow ing to 8'9" x 21' 4" narrow ing to 10'9" (5.38m x 6.5m) PV C double glazed French doors to garden, double glazed Velux window to rear aspect, solid w ood flooring, spot lighting, two radiators, ceiling rose, integral wine fridge, archw ay to.

KITCHEN AREA 11' 5" x 7' 10" (3.48m x 2.39m) Modern fitted kitchen comprising range of wall and base units, w ood block w ork surfaces, 'Butler' sink with mixer tap over, tiled to principal areas, 'A merican' style fridge/freezer, 'Range' cooker with 5 ring gas hob and stainless steel extractor hood over, spot lighting, tiled flooring, plumbing for dishw asher, two double glazed Velux w indow s to side aspect, door to utility room.

UTILITY ROOM 7' 9" x 5' 10" (2.36m x 1.78m) PV C double glazed window to side aspect, PV C double glazed door to garden, base level units with wood block work surfaces, plumbing for washing machine, space for tumble dryer, tiled to principal areas, tiled flooring, wall mounted 'Ideal' combination boiler, spot lighting.

FIRST FLOOR LANDING Loft hatch with pull down ladder, built in storage cupboard, doors to all rooms.

BEDROOM ONE 12' 2" x 11' 6" (3.71m x 3.51m) Two PVC double glazed windows to front aspect, radiator.

BEDROOM TWO 10' 9" x 9' 2" (3.28m x 2.79m) PV C double glazed window to rear aspect, radiator, spot lighting.

BEDROOM THREE 10' 10" x 7' 10" (3.3m x 2.39m) PV C double glazed window to rear aspect, radiator, spot lighting.

SHOWER ROOM Obscure PVC double glazed window to front aspect, walk in shower cubicle, close coupled WC, vanity unit, chrome heated towel rail, fully tiled walls.

REAR GARDEN Beautifully maintained, westfacing garden, mainly laid to paving with artificial grass area, flow er & shrub borders, enclosed seating area, wooden storage shed.

GROUND FLOOR

1ST FLOOR



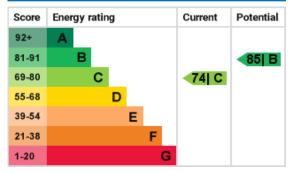
hist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements doors, window, rooms and any other times are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any spective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to here openability or efficiency can be given. Noder with Metropic 202324 LOCAL AUTHORITY Portsmouth City Council

TENURE Freehold

COUNCIL TAX BAND Band B

VIEWINGS By prior appointment only

Energy Efficiency Rating



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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