



**£255,000**  
**49 Merlin Drive**  
Portsmouth, PO3 5QY

## PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property in Merlin Drive, Hilsa. Well presented throughout, this property is new to the sales market and offers a selection of benefits. Accommodation comprises a fitted kitchen and a 14ft reception room. The first floor consists of two bedrooms and a fitted bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with rear pedestrian access. To the front of the property is a private, hard stand off road parking space. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Stairs to first floor, open to kitchen, radiator, cupboard housing wall mounted combination boiler, cupboard housing gas and electric meters.

**KITCHEN** 8' 1" x 5' 9" (2.46m x 1.75m) PVC double glazed window to front aspect, range of wall and base units, laminate work surfaces, tiled splash back, gas cooker point, stainless steel extractor fan, sink with mixer tap and drainer unit, plumbing for washing machine, space for fridge/freezer.

**RECEPTION ROOM** 11' 9" x 11' 7" (3.58m x 3.53m) PVC double glazed French doors to garden, radiator, under stairs cupboard.

**FIRST FLOOR LANDING** Door to bedroom one, bedroom two and bathroom, inspection hatch.

**BEDROOM ONE** 11' 7" narrowing to 8'2" x 11' 5" (3.53m x 3.48m) PVC double glazed windows to front aspect, radiator, built in cupboard.

**BEDROOM TWO** 8' 6" x 5' 1" (2.59m x 1.55m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC, bath with rainfall shower, stainless steel heated towel rail, tiled to principal areas, extractor fan.

**REAR GARDEN** Fully enclosed, raised decking, outside tap, power point, rear pedestrian access, shed.

**OUTSIDE** Hardstand for off road parking.





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 B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	73   C	
55-68	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



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

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