

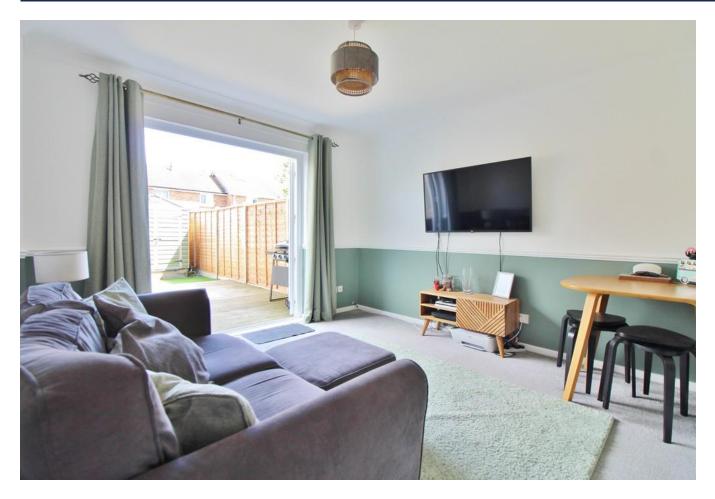
PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property in Merlin Drive, Hilsea. 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" \times 5' 1" (2.59m \times 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.

GROUND FLOOR 1ST FLOOR



Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, croins and any other items are opportunitied not not exportability to stake 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 guarante as to their operations or efficiency can be given.

LOCAL AUTHORITY

Portsmouth City Council

TENURE

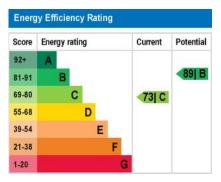
Freehold

COUNCIL TAX BAND

Band B

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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