

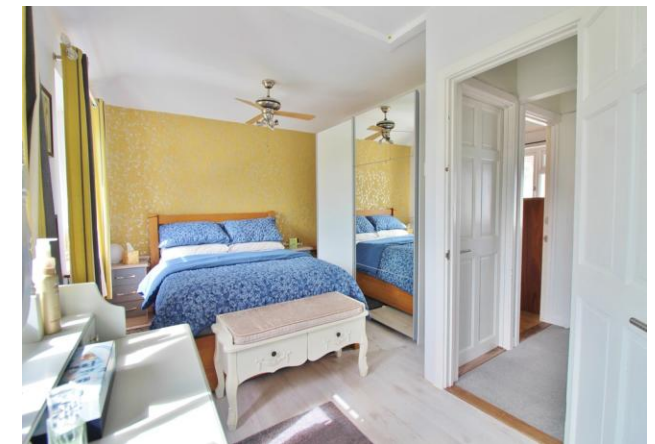


OFFERS OVER  
**£270,000**  
**13 Victory Green**  
Portsmouth, PO2 8RH



## PROPERTY SUMMARY

Off Road Parking! Jeffries & Dibbens are delighted to offer for sale this two bedroom (originally constructed as three bedrooms), end of terrace property in Victory Green, Tipner. With added benefits such as a summerhouse and a hardstand off road parking space, this property offers a selection of benefits. Accommodation comprises a fitted kitchen, a downstairs W.C/Utility room, a 17ft reception room and a conservatory. The first floor consists of two bedrooms and a family bathroom. To the rear is a fully-enclosed, west-facing garden with side pedestrian access which has been converted into a storage shed. Added benefits include gas central heating (Boiler Fitted Jan 23) and double glazing throughout. To appreciate all that is on offer, please contact Jeffries & Dibbens today! 02392 661 662







**OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Door to WC, open to kitchen, stairs to first floor, fold door to reel, tiled flooring, radiator.

**KITCHEN** 8' x 8' (2.44m x 2.44m) PVC double glazed window to front aspect, range of wall and base units, roll top work surfaces, resin sink with adjustable mixer tap and drainer unit, tiled splash back, cupboard housing combination Worcester boiler, fitted January 2023, plumbing for dishwasher, space for fridge/freezer, integral oven and gas hob, stainless steel overhead extractor fan.

**WC** Obscure PVC double glazed window to front aspect, close coupled WC, vanity unit, fully tiled, plumbing for washing machine, space for dryer.

**RECEPTION ROOM** 17' 4" x 9' 10" narrowing to 6'10" (5.28m x 3m) PVC double glazed French doors to conservatory, PVC double glazed windows to rear aspect, laminate flooring, under stairs cupboard space housing gas and electric meters, double radiator.

**CONSERVATORY** 16' 4" x 11' 9" (4.98m x 3.58m) PVC double glazed French doors to garden, double radiator, laminate flooring.

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

**BEDROOM ONE** 9' 11" narrowing to 6'10" x 17' 5" (3.02m x 5.31m) PVC double glazed windows to rear aspect, laminate flooring, two radiators.

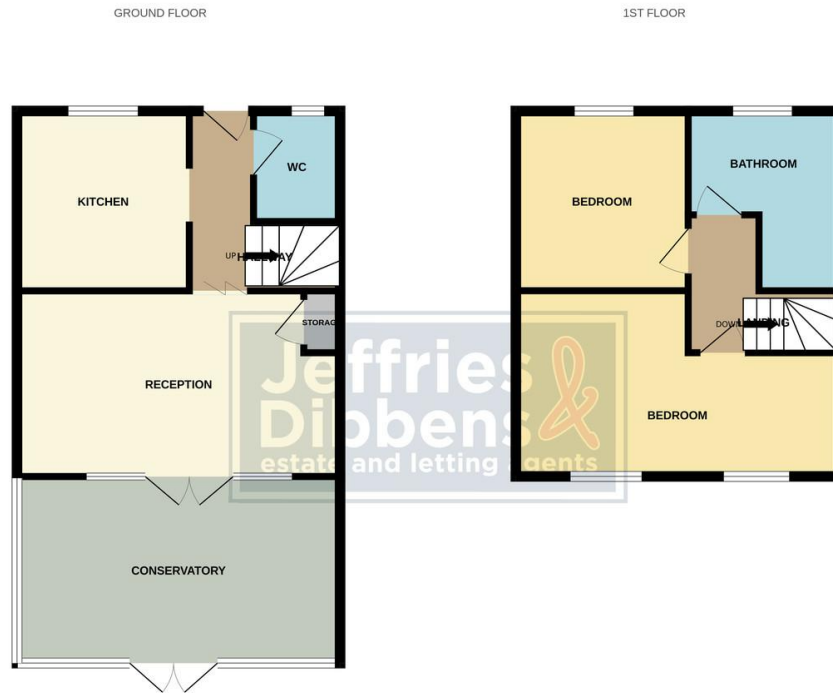
**BEDROOM TWO** 9' 5" x 8' 1" (2.87m x 2.46m) PVC double glazed window to front aspect, radiator, laminate flooring.

**BATHROOM** Obscure PVC double glazed window to front aspect, radiator, close coupled WC, pedestal wash basin, bath with shower attachment, tiled to principal areas, laminate flooring.

**REAR GARDEN** 36' (10.97m) Fully enclosed, mainly laid to paving, artificial grass, summer house, PVC double glazed door to shed.

**SHED** 23' 11" x 4' 4" (7.29m x 1.32m) PVC double glazed windows to side aspect, PVC double glazed doors, laminate flooring, power.

**SUMMER HOUSE** 13' 5" x 8' 9" (4.09m x 2.67m)



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		87   B
69-80	C	72   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



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