

# PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are delighted to bring to the market this three bedroom, double bay & forecourt property located in Lovett Road, Copnor. Well presented throughout, accommodation comprises a 13ft reception room, an 11ft dining room which leads onto the modern fitted kitchen, an upstairs modern fitted shower room, plus three bedrooms. Additional benefits include double glazing, gas central heating and a well maintained, 40ft rear garden with rear pedestrian access. The property also boasts a garage with power & light which can be accessed at the rear. Offered with no forward chain, call our Portsmouth branch to arrange your viewing, open late! 02392 661 662

















### OBSCURE COMPOSITE FRONT DOOR

**HALLWAY** Obscure PV C double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, laminate flooring, doors to.

**RECEPTION ROOM** 13' 7" into bay x 11' 11" (4.14m x 3.63m) PV C double glazed bay window to front aspect, laminate flooring, radiator, feature fireplace with fire, obscure borrowed light window to kitchen/diner.

**KITCHEN/DINER** PV C double glazed window to rear aspect, PV C double glazed French doors to garden, laminate flooring, radiator, modern fitted kitchen comprising range of wall and base units, square edge work surfaces, integral electric oven and grill, integral gas hob with extractor hood over, integral dishwasher, space for fridge/freezer, tiled to principal areas.

**KITCHEN** 7' 11" x 7' 3" (2.41 m x 2.21 m)

**DINING AREA** 11' 7" x 10' 1" into recess (3.53m x 3.07m)

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

**BEDROOM ONE** 13' 8" into bay x 9' 8" excluding wardrobe depth  $(4.17 \, \text{m} \, \text{x} \, 2.95 \, \text{m})$  PVC double glazed bay window to front aspect, range of built in wardrobes and overhead storage, radiator.

**BEDROOM TWO** 10' 11"  $\times$  10' 8" excluding wardrobe depth (3.33m  $\times$  3.25m) PV C double glazed window to rear aspect, range of built in wardrobes and overhead storage, radiator.

**BEDROOM THREE** 7' 5" x 6' 7" (2.26m x 2.01m) PV C double glazed window to front aspect, radiator.

**SHOWER ROOM** PV C double glazed window to rear aspect, vanity unit, low level WC with concealed cistern, walk in shower cubicle with 'Rainfall' style shower over, chrome heated towel rail, tiled to principal areas, extractor fan.

**REAR GARDEN** 40' 2"  $\times$  19' 8" (12.24m  $\times$  5.99m) Mainly laid to paving with artificial grass area, raised border, door to garage, rear pedestrian access, external lighting, door to WC/utility.

**WC/UTILITY** Obscure PV C double glazed window to rear aspect, low level WC, wall mounted wash basin, space for and plumbing for washing machine, space for tumble dryer.

**GARAGE**  $14'7" \times 11' (4.44m \times 3.35m)$  Power and lighting, PVC double glazed windows to front and rear aspect, up and over door.

GROUND FLOOR 1ST FLOOR



whist every attempt has been make to ensure the accuracy of the thoorpark contained nere, measureme of doors, windows, rooms and any other items are approximate and no responsibility is taken for any er omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarar as to their operability or efficiency can be given.

# LOCAL AUTHORITY

Portsmouth City Council

# **TENURE**

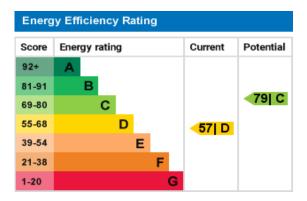
Freehold

# **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



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