



**Jeffries
Dibbens** &
estate and letting agents

£299,995
39 Lovett Road
Portsmouth, PO3 5EU

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 PVC 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) PVC double glazed bay window to front aspect, laminate flooring, radiator, feature fireplace with fire, obscure borrowed light window to kitchen/diner.

KITCHEN/DINER PVC double glazed window to rear aspect, PVC 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" (2.41m x 2.21m)

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 (4.17m x 2.95m) PVC double glazed bay window to front aspect, range of built in wardrobes and overhead storage, radiator.

BEDROOM TWO 10' 11" x 10' 8" excluding wardrobe depth (3.33m x 3.25m) PVC 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) PVC double glazed window to front aspect, radiator.

SHOWER ROOM PVC 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" x 19' 8" (12.24m x 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 PVC 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" x 11' (4.44m x 3.35m) Power and lighting, PVC double glazed windows to front and rear aspect, up and over door.



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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 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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