

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, mid-terraced residence in Kensington Road, Copnor. Overlooking College Park, this property offers a selection of benefits and we encourage a viewing at your earliest convenience. Accommodation comprises two reception rooms, a 15ft fitted kitchen, a conservatory and a downstairs W.C. The first floors consists of three bedrooms and a family bathroom. To the rear of the property is a fully-enclosed, west-facing garden with access to a garage measuring 18ft x 13ft. The garage is fitted with an electric roller door with remote control usage. Please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

















PVC DOUBLE GLAZED FRENCH DOORS

PORC H Single glazed hardwood front door to hallway, tiled flooring.

HALLWAY Double radiator, stairs to first floor, laminate flooring, doors to reception room one, reception room two, WC, kitchen, under stairs cupboard space housing gas and electric meters.

REC EPTION ROOM ONE 16' 9" into bay x 12' 5" (5.11m x 3.78m) PVC double glazed bay window to front aspect, radiator, wall mounted gas fireplace with oak surround and marble hearth.

REC EPTION ROOM TWO 12' 11" x 10' 11" (3.94m x 3.33m) PVC double glazed sliding door to conservatory, radiator, wall mounted gas fireplace with marble surround and hearth.

WC Floating w ash basin, concealed cistern WC, fully tiled, extractor fan.

KITCHEN 15' 10" x 8' (4.83m x 2.44m) PVC double glazed w indows to rear and side aspect, range of wall and base units, roll top work surfaces, 1 1/2 ceramic sink with adjustable mixer tap and drainer unit, integral gas hob, radiator, overhead stainless steel extractor fan, integral electric oven, integral microw ave/grill, plumbing for washing machine, space for dryer, tiled flooring, integral fridge and freezer, acrylic splash back.

CONSERVATORY 9' 4" x 8' 8" (2.84m x 2.64m) PVC double glazed French doors to garden, tiled flooring, radiator.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 16' 10" x 9' 4" into wardrobe depth (5.13m x 2.84m) PVC double glazed bay window to front aspect, radiator, built in mirrored wardrobe.

BEDROOM TWO 12' 11" x 12' 3" max (3.94m x 3.73m) PVC double glazed window to rear aspect, radiator, built in wardrobes, cupboard housing wall mounted combination boiler.

BEDROOM THREE 8' 7" x 7' (2.62m x 2.13m) PVC double glazed w indow to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, vanity unit, concealed cistern WC, bath with shower, tiled to principal areas, spotlighting.

REAR GARDEN 28' (8.53m) West facing, mainly laid to paving, outside tap, access to garage, borders.

GARAGE 18' 3" max x 13' 5" (5.56m x 4.09m) Electric roller door with remote control, power and lighting.

GROUND FLOOR 1ST FLOOR



Whits every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen of doces, windows, nooms and any other items are approximate and no responsibility to taken for any erro emission 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 lested and no guarant as to their depending of the description of the properties of the floorers of the properties of the properties of the properties of the floorers of the properties of the properties of the properties of the floorers of the properties of the floorers of the properties of the prope

LOCAL AUTHORITY

Portsmouth City Council

TENURE

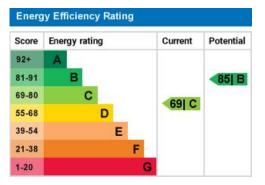
Freehold

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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