



£315,000
7 Corby Crescent
Portsmouth, PO3 5UN

PROPERTY SUMMARY

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are excited to bring to the market this three double bedroom, end terraced property located in Corby Crescent, Anchorage Park. The accommodation on offer comprises a 17ft lounge/diner, a 12ft fitted kitchen, an upstairs bathroom, plus three double bedrooms. Additional benefits include double glazing, gas central heating and a 39ft fully enclosed rear garden with side pedestrian access. The property also boasts an integral garage as well as a driveway to provide off road parking! We anticipate high levels of interest in this property, so please contact our Portsmouth branch now to arrange your viewing. Open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, laminate flooring, door to kitchen, door to lounge/diner.

KITCHEN 12' 9" x 5' 7" (3.89m x 1.7m) PVC double glazed window to front aspect, PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for gas cooker, plumbing for washing machine, space for fridge/freezer, breakfast bar, tiled to principal areas, radiator, wall mounted 'Worcester' boiler.

LOUNGE/DINER 17' 7" x 11' 9" max (5.36m x 3.58m) PVC double glazed window to rear aspect, PVC double glazed French doors to garden, radiator, stairs to first floor, under stairs storage area.

FIRST FLOOR LANDING Loft hatch, built in airing cupboard housing water tank, doors to.

BEDROOM ONE 12' 7" x 8' 3" (3.84m x 2.51m) PVC double glazed window to rear aspect, radiator.

BATHROOM 8' 1" x 5' 7" (2.46m x 1.7m) Obscure PVC double glazed window to front aspect, panel enclosed bath with mains shower attachment over, pedestal mounted wash basin, close coupled WC, radiator, fully tiled walls.

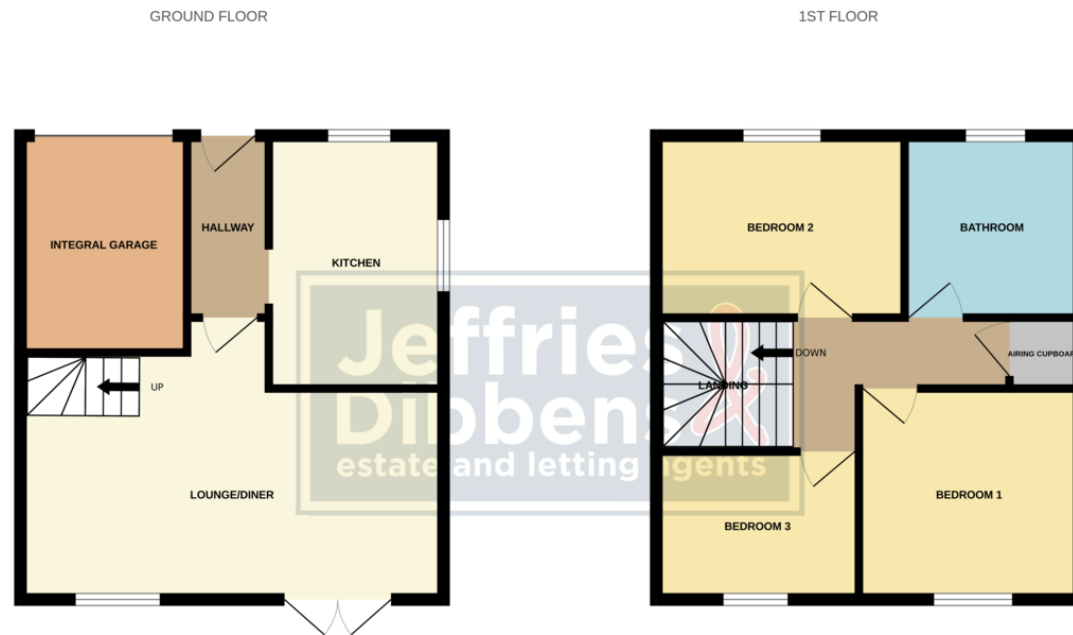
BEDROOM TWO 11' 7" x 8' 2" (3.53m x 2.49m) PVC double glazed window to front aspect, radiator.

BEDROOM THREE 9' x 8' 7" (2.74m x 2.62m) PV double glazed window to rear aspect, radiator.

REAR GARDEN 39' 8" x 21' 11" (12.09m x 6.68m) Mainly laid to lawn with flower and shrub borders, side pedestrian access, fully enclosed.

FRONT Driveway providing off road parking.

GARAGE 15' 6" x 8' 2" (4.72m x 2.49m) Power and light.



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		85 B
69-80	C	70 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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