



£235,000
50 Havant Road
Portsmouth, PO2 7HH

PROPERTY SUMMARY

NO FORWARD CHAIN! This three bedroom, terraced property in Havant Road, North End is offered for sale by Jeffries & Dibbens. In addition to three bedrooms and a W.C to the first floor, accommodation comprises a 25ft reception room, a 11ft fitted kitchen and a downstairs bathroom with an additional, separate W.C. Added benefits include gas central heating, double glazing throughout and a 34ft fully-enclosed, private garden with a wooden shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE HARDWOOD FRONT DOOR

PORCH Door to reception room, cupboard housing electric and gas meters.

RECEPTION ROOM 25' 3" x 13' 2" narrowing to 9'7" (7.7m x 4.01m) PVC double glazed windows to front and rear aspect, two radiators, door to lobby.

LOBBY Stairs to first floor, obscure PVC double glazed back door to garden, door to kitchen, laminate flooring, under stairs cupboard.

KITCHEN 11' 6" x 8' 2" (3.51m x 2.49m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, integral oven, gas hob, radiator, overhead extractor fan, tiled splashback, plumbing for washing machine, door to bathroom.

BATHROOM Obscure PVC double glazed windows to rear and side aspect, pedestal wash basin, double radiator, panel enclosed bath, fully tiled, tiled flooring, extractor fan, door to WC.

WC Obscure window to rear aspect, close coupled WC, fully tiled.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to bedroom one, bedroom two, bedroom three and WC.

BEDROOM ONE 13' 3" x 12' 2" (4.04m x 3.71m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 5" x 10' (3.78m x 3.05m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 4" max x 8' 3" max (2.54m x 2.51m) PVC double glazed window to rear aspect, radiator, cupboard housing wall mounted Worcester boiler.

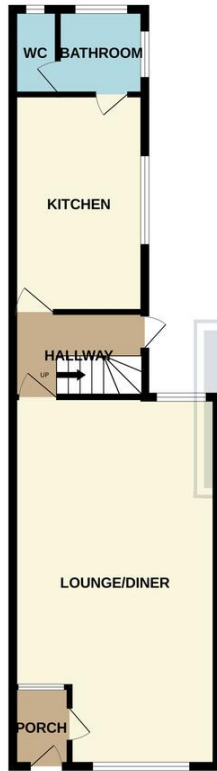
WC Close coupled WC, floating wash basin, laminate flooring, tiled to principal areas.

REAR GARDEN 34' including shed depth (10.36m Fully enclosed, mainly laid to paving, two wooden sheds.

SHED ONE 12' 6" x 6' 2" (3.81m x 1.88m) Power and lighting, shed two has power.

GROUND FLOOR

1ST FLOOR



Jeffries & Dibbens
estate and letting agents

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		
69-80	C		76 C
55-68	D	62 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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