



£285,000
30 Preston Road
Portsmouth, PO2 7JU

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this three bedroom, mid-terraced property located in Preston Road, North End. Well presented throughout, the spacious accommodation on offer comprises two reception rooms, a fitted kitchen, an upstairs family bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 27ft fully enclosed rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED DOOR

HALL Wood laminate flooring, stairs to first floor, radiator, under stairs storage cupboard, doors to:-

RECEPTION ROOM ONE 14' 05" into bay x 9' 10" into recess (4.39m x 3m)
PVC double glazed bay window to front aspect, wood laminate flooring, radiator, coving, ceiling rose.

KITCHEN 13' 01" x 7' 0" (3.99m x 2.13m) PVC double glazed door to garden, range of wall and base level units, roll top work surfaces, space for gas cooker, space for fridge/freezer, plumbing for washing machine, stainless steel sink and drainer unit with mixer tap over, tiling to principal areas, wood laminate flooring, radiator.

RECEPTION ROOM TWO 13' 02" x 9' 0" into recess (4.01m x 2.74m) PVC double glazed patio doors to garden, wood laminate flooring, radiator.

FIRST FLOOR LANDING Built-in storage cupboard, doors to:-

BEDROOM ONE 11' 08" x 11' 01" excluding wardrobe (3.56m x 3.38m) PVC double glazed window to front aspect, radiator, built-in wardrobes.

BEDROOM TWO 9' 11" max x 9' 01" min (3.02m x 2.77m) PVC double glazed window to rear aspect, wooden floorboards, radiator, built-in cupboard housing 'Worcester' combination boiler.

BEDROOM THREE 9' 10" x 7' 02" (3m x 2.18m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, panelled bath with 'rainfall' style shower over, tiling to principal areas, loft hatch, radiator.

GARDEN 27' 02" x 13' 09" (8.28m x 4.19m) Mainly laid to paving, fully enclosed.





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		85 B
69-80	C	71 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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