



**£305,000**  
**9 Locarno Road**  
Portsmouth, PO3 5DG

## PROPERTY SUMMARY

Locarno Road, Copnor. Jeffries & Dibbens of Portsmouth are delighted to be selected to market this comprehensive, terraced house with a garage located within the ALN School catchment. Accommodation comprises three bedrooms and a fitted family bathroom to the first floor. The ground floor offers a modern-fitted kitchen, two reception rooms, a conservatory/utility room and an additional WC. Additional features include gas central heating, partial double glazing and a 64', rear garden which incorporates the 18' garage. Arrange your viewing by contacting our Portsmouth branch. 023 92 661 662





#### COMPOSITE FRONT DOOR

**HALLWAY** Obscure PVC double glazed window to front aspect, radiator, stairs to first floor, under stairs storage cupboard housing meters, built in window to side aspect, door to dining room, opening to kitchen.

**KITCHEN** 9' 2" x 7' 9" (2.79m x 2.36m) Window to rear aspect, door to conservatory, range of wall and base units, quartz effect work surfaces, splashback, integrated fridge, fitted electric oven, gas hob and extractor over.

**RECEPTION ROOM TWO/DINING ROOM** 12' x 10' (3.66m x 3.05m) Window to rear aspect, door to conservatory, opening to reception room one, double radiator, laminate wooden flooring, spotlighting.

**RECEPTION ROOM/LOUNGE** 12' 4" max x 14' 8" (3.76m x 4.47m) PVC double glazed bay window to front aspect, laminate wooden flooring.

**CONSERVATORY/UTILITY** 14' 11" x 6' 11" (4.55m x 2.11m) Obscure PVC double glazed window to side aspect, window to rear aspect, double glazed patio door to garden, double radiator, plumbing for washing machine and dishwasher, space for freezer, built in storage cupboard, door to WC.

**WC** Obscure window to rear aspect, close coupled WC, wall mounted combination boiler.

**FIRST FLOOR LANDING** Loft access with pull down ladder, access to all rooms.

**BEDROOM ONE** 12' x 11' 1" (3.66m x 3.38m) Two PVC double glazed windows to front aspect, radiator, range of fitted wardrobes, drawers and overhead storage.

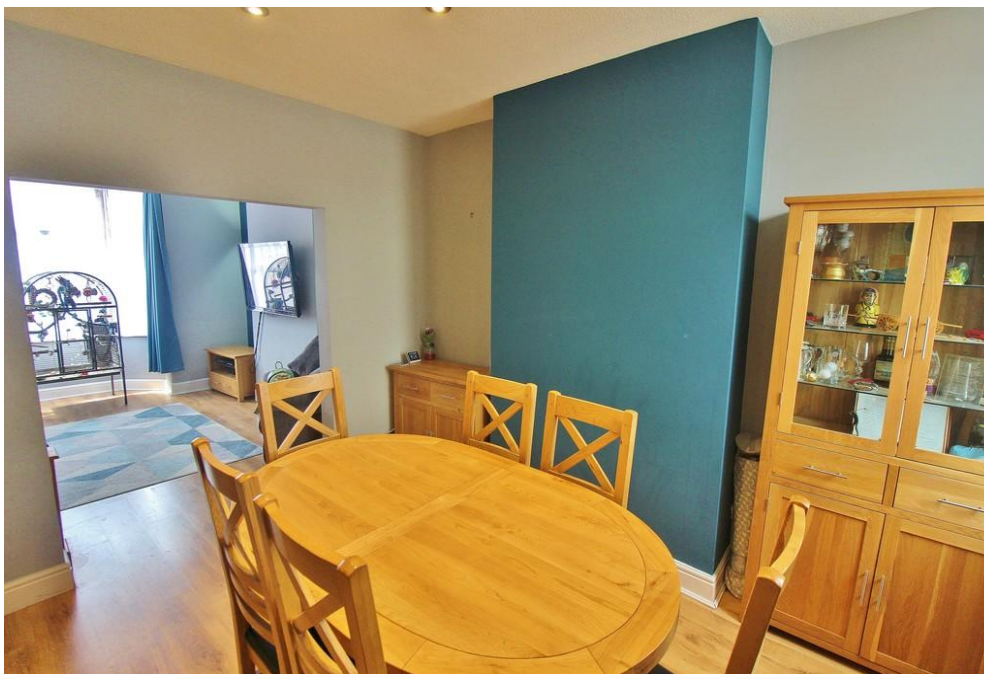
**BEDROOM TWO** 12' 1" x 10' (3.68m x 3.05m) PVC double glazed window to rear aspect, double radiator.

**BEDROOM THREE** 8' 11" x 7' 10" (2.72m x 2.39m) PVC double glazed window to rear aspect, double radiator.

**BATHROOM** Obscure PVC double glazed window to front aspect, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal wash basin, close coupled WC, tiled to principal areas, laminate wooden flooring.

**REAR GARDEN** 64' x 19' (19.51m x 5.79m) Fully enclosed, mainly laid to lawn, range of flower and shrub borders, laid to paving, outside tap, lean-to, block built shed with rear pedestrian access, power and light and access to garage.

**GARAGE** 18' 1" x 9' 6" (5.51m x 2.9m) Metal up and over door, 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		86   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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