



£445,000
75 Mayfield Road
Portsmouth, PO2 0RA

PROPERTY SUMMARY

BEAUTIFULLY PRESENTED THROUGHOUT! Jeffries & Dibbens are excited to bring to the market this extended, three bedroom, end-terraced property located in Mayfield Road, Copnor. The substantial accommodation on offer to the ground floor comprises a 17ft reception room, an impressive 25ft modern fitted kitchen/diner with bi-fold doors leading to the rear garden, plus a WC. First floor accommodation offers three bedrooms plus a modern fitted bathroom. Additional benefits include double glazing, gas cent ral heating and views towards College Park. The property also boasts a garage at the rear (currently split into two sections) as well as a hardstand at the front of the property which provides off road parking! Contact our Portsmouth office to arrange your vi ewing, open late! 02392 661 662





PVC DOUBLE GLAZED DOORS TO PORCH

PORCH Tiled flooring, PVC double glazed windows to side aspect, obscure composite front door to.

HALLWAY Stairs to first floor, under stairs storage cupboard, radiator, spotlighting, original parquet flooring, obscure PVC double glazed window to side aspect, door to WC, doors to reception room and kitchen/diner.

WC Obscure PVC double glazed window to side aspect, vanity unit, close coupled WC, heated towel rail, tiled to principal areas, tiled flooring, spotlighting.

RECEPTION ROOM 17' 10" into bay x 13' 1" into recess (5.44m x 3.99m) PVC double glazed bay window to front aspect, feature fireplace, vertical radiator, spotlighting, glazed double doors to kitchen/diner.

KITCHEN/DINER 25' max x 19' 4" (7.62m x 5.89m) Double glazed bi-fold doors to rear, two double glazed Velux windows to rear aspect, spotlighting, wood laminate flooring, two vertical radiators, modern fitted kitchen comprising range of wall and base units, square edge work surfaces, space for 'American' style fridge/freezer, space and plumbing for washing machine, two integral electric ovens, integral induction hob, extractor over, 1 1/2 bowl sink and drainer unit with mixer tap over, kitchen island with breakfast bar, kickboard lighting, cupboard housing Vaillant combination boiler.

FIRST FLOOR LANDING PVC double glazed window to front aspect, radiator, loft hatch with pull down ladder, picture rail, doors to.

BEDROOM ONE 15' 6" x 13' 2" including wardrobe depth (4.72m x 4.01m) PVC double glazed window to front aspect, built in wardrobes with sliding doors, radiator, picture rail.

BEDROOM TWO 12' 8" x 10' 4" (3.86m x 3.15m) PVC double glazed window to rear aspect, radiator, picture rail.

BEDROOM THREE 8' 8" x 8' 5" (2.64m x 2.57m) PVC double glazed window to rear aspect, range of fitted wardrobes, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, panelled 'P' shape bath with mains shower attachment over and digital controls, vanity unit, low level WC with concealed cistern, spotlighting, tiled flooring, fully tiled walls, under floor heating, heated towel rail.

REAR GARDEN Mainly laid to paving, side pedestrian access, PVC double glazed doors to bar/garage.

BAR/GARAGE Separated into two sections, power and light.

OUTSIDE Hardstand providing off road parking.

GROUND FLOOR

1ST FLOOR



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		83 B
69-80	C	74 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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