



**£325,000**  
**54 Hewett Road**  
Portsmouth, PO2 0QP



## PROPERTY SUMMARY

Jeffries & Dibbens are excited to bring to the market this four bedroom, end terraced property located in Hewett Road, North End. The ground floor accommodation of this substantial family home offers two reception rooms measuring at 17ft and 15ft respectively, a 13ft fitted kitchen, a utility room and a modern fitted shower room. First floor accommodation comprises four bedrooms and a modern fitted family bathroom with separate WC. Additional benefits include majority double glazing, gas central heating and a south facing rear garden with side pedestrian access. The property also boasts original features throughout! Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662







#### **ORIGINAL STAINED GLASS HARDWOOD FRONT DOOR**

**HALLWAY** Stained glass window to front aspect, stairs to first floor, original tiled flooring, radiator, under stairs storage area, dado rail, doors to.

**RECEPTION ROOM ONE** 17' 7" into bay x 14' 2" into recess (5.36m x 4.32m) PVC double glazed bay window to front aspect, radiator, picture rail, original ceiling rose, original feature fireplace.

**RECEPTION ROOM TWO** 15' 5" x 11' into recess (4.7m x 3.35m) PVC double glazed windows to side and rear aspect, radiator, picture rail, original feature fireplace with tiled surround, original built in storage cupboard.

**KITCHEN** 13' 5" x 9' 6" (4.09m x 2.9m) PVC double glazed windows to side aspect, range of wall and base units, roll top work surfaces, sink and drainer unit with mixer tap over, integral electric oven, integral gas hob with extractor over, tiled to principal areas, radiator, breakfast bar, picture rail, door to.

**UTILITY** 9' 8" x 7' 6" (2.95m x 2.29m) PVC double glazed window to side aspect, obscure PVC double glazed door to garden, radiator, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, combination boiler, door to.

**SHOWER ROOM** Obscure PVC double glazed window to side aspect, radiator, close coupled WC, pedestal mounted wash basin, walk in shower cubicle with mains powered shower, tiled to principal areas, white panelling.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, dado rail, loft hatch, doors to.

**BEDROOM ONE** 17' 7" into bay x 11' into recess (5.36m x 3.35m) PVC double glazed bay window to front aspect, radiator, picture rail, original built in storage cupboard.

**BEDROOM TWO** 14' 10" x 10' 11" into recess (4.52m x 3.33m) PVC double glazed window to rear aspect, radiator, picture rail.

**BEDROOM THREE** 14' 11" x 9' 6" (4.55m x 2.9m) PVC double glazed window to rear aspect, radiator, original built in storage cupboard, original cast iron fireplace, picture rail.

**WC** Obscure PVC double glazed window to side aspect, low level WC.

**BATHROOM** 6' 11" x 6' 4" (2.11m x 1.93m) Obscure PVC double glazed window to side aspect, panel enclosed bath with electric shower unit over, pedestal mounted wash basin, radiator, white panelling, extractor fan.

**BEDROOM FOUR** 9' 11" x 9' 8" (3.02m x 2.95m) PVC double glazed window to front aspect, radiator, picture rail.

**REAR GARDEN** Side pedestrian access, mainly laid to lawn with patio areas, mature flower and shrub borders, outside tap.





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		
69-80	C	70   C	79   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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