



£295,000
8 Lovett Road
Portsmouth, PO3 5EU



PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, end terraced property located in Lovett Road, Copnor. The accommodation on offer comprises two reception rooms measuring at 14ft and 17ft respectively, a 12ft modern fitted kitchen, an upstairs family bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 36ft south facing rear garden with side pedestrian access. We anticipate high levels of interest in this property, contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

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OBSCURE COMPOSITE FRONT DOOR

HALL Stairs to first floor, under stairs storage area housing meters and fuse board, laminate flooring, spot lighting, 'column' style radiator, obscure borrowed light window to reception room two, door to reception room one, door to reception room two.

RECEPTION ROOM ONE 14' 0" into bay x 12' 02" into recess (4.27m x 3.71m) PVC double glazed bay window to front aspect, radiator, wooden floorboards.

RECEPTION ROOM TWO 17' 11" narrowing to 10' 06" x 11' 02" narrowing to 8' 01" (5.46m x 3.4m) Obscure borrowed light window to kitchen, vertical radiator, laminate flooring, spot lighting, wall mounted electric heater, archway to kitchen.

KITCHEN 12' 08" x 8' 05" (3.86m x 2.57m) Two PVC double glazed windows to rear aspect, PVC double glazed door to garden, two double glazed Velux windows to side aspect, range of wall and base level units, wood block work surfaces, ceramic sink and drainer unit with mixer tap over, integral electric oven with integral electric hob and extractor hood over, integral microwave, vertical radiator, tiled floor, space & plumbing for washing machine, integral under counter fridge/freezer x2, integral dishwasher, wall mounted 'Vaillant' combination boiler, spot lighting.

FIRST FLOOR LANDING Loft hatch, laminate flooring, 'column' style radiator, doors to:-

BEDROOM ONE 14' 0" into bay x 10' 03" into recess (4.27m x 3.12m) PVC double glazed bay window to front aspect, vertical radiator, laminate flooring.

BEDROOM TWO 11' 07" max x 11' 02" (3.53m x 3.4m) PVC double glazed window to rear aspect, laminate flooring, vertical radiator.

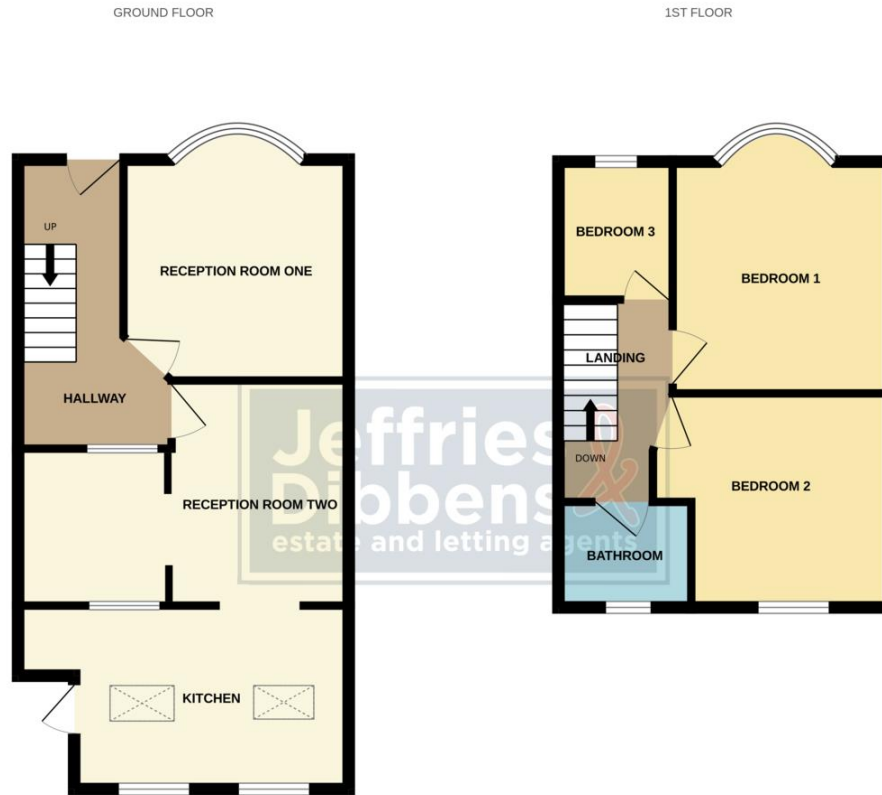
BEDROOM THREE 7' 0" x 7' 0" (2.13m x 2.13m) PVC double glazed window to front aspect, radiator, laminate flooring.

BATHROOM Obscure PVC double glazed window to rear aspect, panelled bath with mains shower attachment over, wall mounted wash basin, low level WC, tiling to principal areas, tiled floor, spot lighting, chrome heated towel rail.

GARDEN 36' in length (10.97m) South facing, mainly laid to lawn with patio area, outside tap, mature tree & shrub borders, side pedestrian access, door to workshop.

WORKSHOP 19' 04" x 8' 09" (5.89m x 2.67m) PVC double glazed window to front aspect, power & light, rear pedestrian access.





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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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