



£249,995
7 Havant Road
Portsmouth, PO2 7HH

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are pleased to offer for sale this three bedroom, terraced property located in Havant Road, North End. Accommodation comprises a 23ft reception room, a 19ft fitted kitchen to the ground floor. The first floor consists of three bedrooms and a fitted family bathroom. Added features include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden, with a garage at the rear. The garage measures 17ft x 13ft with folding doors that are accessible via Basin Street. We encourage an internal viewing at your earliest convenience, please contact Jeffries & Dibbens Portsmouth today to arrange a viewing! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR

RECEPTION ROOM 23' 4" x 12' 11" (7.11m x 3.94m) PVC double glazed windows to front and rear aspects, laminate flooring, two double radiators, door to hallway.

HALLWAY Stairs to first floor, door to WC, door to kitchen.

WC Obscure PVC double glazed window to side aspect, close coupled WC with integrated wash basin.

KITCHEN 19' 0" x 7' 10" (5.79m x 2.39m) PVC double glazed windows to rear and side aspects, obscure PVC double glazed door to garden, range of wall and base level units, laminate worktops, plumbing for washing machine, space for tumble dryer, resin one and a half bowl sink and drainer unit with mixer tap over, integral oven, integral induction hob, overhead extractor fan, tiled floor, space for fridge/freezer, space for freezer, glass splash back.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 12' 11" x 11' 03" (3.94m x 3.43m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 6" x 10' 0" (3.51m x 3.05m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 13' 08" narrowing to 9' 06" x 7' 9" (4.17m x 2.36m) PVC double glazed window to rear aspect, radiator, cupboard housing wall mounted combination boiler.

BATHROOM Obscure PVC double glazed window to side aspect, vanity unit, low level WC with concealed cistern, panelled bath with 'rainfall' style shower over, extractor fan, tiled floor, tiling throughout, stainless steel heated towel radiator.

GARDEN 38' (11.58m) West facing, mainly laid to paving, outside tap, access to garage.

GARAGE 17' 10" x 13' 02" (5.44m x 4.01m) Folding barn doors, power & 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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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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