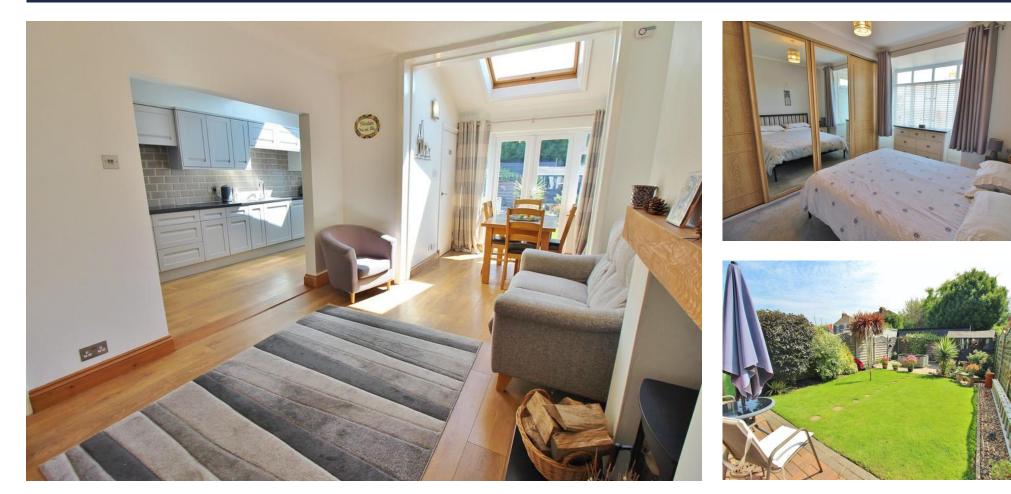


## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this three bedroom, semi-detached property located in Randolph Road, North End. Well presented throughout, the spacious accommodation on the ground floor comprises a 13ft reception room, a further 21ft reception room which leads onto the 17ft modern fitted kitchen, plus a WC. First floor accommodation offers three bedrooms and a modern fitted family bathroom. Additional benefits include double glazing, gas central heating and a 41ft, well maintained rear garden with side pedestrian access! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662









## PVC OBSCURE COMPOSITE FRONT DOOR

**HALLWAY** Obscure PVC double glazed window to front aspect, stairs to first floor, under stairs storage cupboard housing meters and fuse board, radiator, wood laminate flooring, door to reception room one, door to reception room two.

**RECEPTION ROOM ONE** 13' 11" into bay x 11' 6" (4.24m x 3.51m) PV C double glazed bay window to front aspect, radiator, feature fireplace.

**RECEPTION ROOM TWO** 21' 4" x 10' 6" narrowing to 7'6" (6.5m x 3.2m) Two PVC double glazed windows to rear aspect, PVC double glazed doors to garden, double glazed Velux window to rear aspect, wood laminate flooring, radiator, vertical radiator, log burner, door to WC, archw ay to kitchen.

**WC** Obscure PVC double glazed window to rear aspect, low level WC, wall mounted wash basin, wood laminate flooring, tiled to principal areas, extractor.

**KITCHEN** 17' 6" x 7' 1" (5.33m x 2.16m) PV C double glazed window to rear aspect, PV C double glazed door to garden, double glazed Velux window to rear aspect, range of w all and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, integral electric oven and grill, integral electric hob with extractor over, space for fridge/freezer, wood laminate flooring, vertical radiator, spot lighting, integral dishw asher, door to utility cupboard, tiled to principal areas.

**UTILITY CUPBOARD** Space and plumbing for washing machine, wall mounted 'Vaillant' combination boiler.

**FIRST FLOOR LANDING** Obscure PVC double glazed window to side aspect, loft hatch with pull down ladder, doors to.

**BEDROOM ONE** 14' into bay x 9' 2" excluding wardrobe depth (4.27m x 2.79m) PV C double glazed bay window to front aspect, radiator, built in wardrobes.

**BEDROOM TWO** 13' x 10' 6" into recess (3.96 m x 3.2 m) PV C double glazed window to rear aspect, radiator.

**BEDROOM THREE** 9' 11" x 7' 1" (3.02m x 2.16m) PV C double glazed window to rear aspect, radiator.

**BATHROOM** 6' x 5' 6" (1.83m x 1.68m) Obscure PVC double glazed window to front aspect, panel enclosed bath with mains show er over, low level WC with concealed cistern, vanity unit, chrome heated tow el rail, tiled w alls, w ood laminate flooring.

**REAR GARDEN** 41' 6" x 21' 10" (4.42 m x 6.65 m) Mainly laid to law n w ith patio areas, tree and shrub borders, side pedestrian access, w ooden storage shed, outside tap.



1ST FLOOR

GROUND FLOOR

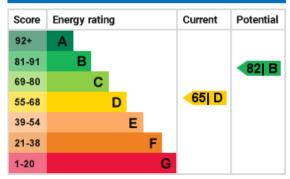
LOCAL AUTHORITY Portsmouth City Council

TENURE Freehold

COUNCIL TAX BAND Band C

VIEWINGS By prior appointment only

## Energy Efficiency Rating



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 meas urem ent s



**OFFICE ADDRESS** 112/114 London Road, Portsmouth, Hampshire, PO2 0LZ

CONTACT 023 9266 1662

portsmouth@jeffries.co.uk www.jdea.co.uk