



£330,000
30 Glenthorne Road
Portsmouth, PO3 5DN

PROPERTY SUMMARY

BEAUTIFULLY PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to bring to the market this extended, three bedroom, double bay & forecourt property located in Glenthorne Road, Copnor. The spacious accommodation on offer comprises a 14ft reception room, a 25ft modern fitted kitchen/diner, a modern fitted upstairs bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 50ft well maintained rear garden with rear pedestrian access. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, stairs to first floor, under stairs storage cupboard housing meters, radiator, wood laminate flooring, door to reception room one, door to kitchen/diner.

RECEPTION ROOM ONE 14' 5" into bay x 12' 11" into recess" (4.39m x 3.94m) PVC double glazed bay window to front aspect, radiator, wood laminate flooring, multi-fuel burner.

KITCHEN/DINER (L-SHAPED) 18' 9" narrowing to 7'11" x 25' 11" narrowing to 7'10" (5.72m x 7.9m) PVC double glazed windows to rear aspect, double glazed Velux window to rear aspect, PVC double glazed doors to garden, range of wall and base units, square edge work surfaces, sink and drainer unit with mixer tap, integral electric oven and grill, integral five ring gas hob with extractor over, tiled to principal areas, space and plumbing for washing machine, integral dishwasher, radiator, tiled flooring, built in storage cupboard housing wall mounted combination boiler, space for fridge/freezer.

FIRST FLOOR LANDING Loft hatch with pull down ladder, doors to.

BEDROOM ONE 14' 4" into bay x 10' 7" into recess (4.37m x 3.23m) PVC double glazed bay window to front aspect, radiator, partial wood panelling.

BEDROOM TWO 11' x 10' 7" excluding wardrobe depth (3.35m x 3.23m) PVC double glazed window to rear aspect, built in wardrobes with sliding doors, radiator.

BEDROOM THREE 7' 11" x 7' 11" (2.41m x 2.41m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, low level WC with concealed cistem, vanity unit, panelled 'P' shape bath with 'Rainfall' style shower over, radiator, tiled walls, tiled flooring, extractor fan.

REAR GARDEN 51' x 20' 3" (15.54m x 6.17m) Mainly laid to lawn with paved areas, flower borders, raised patio area, outside tap, wooden summer house, rear pedestrian access.

SUMMER HOUSE 7' 8" x 7' 7" (2.34m x 2.31m) Power and light.

STORAGE SHED 7' 7" x 7' 1" (2.31m x 2.16m) Power and 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 C

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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