



£239,995
24 Tipner Lane
Portsmouth, PO2 8RA

PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this three bedroom, mid-terraced property, in need of modernisation, located in Tipner Lane, Tipner. Offered with no forward chain, the ground floor accommodation comprises a 13ft reception room, an 11ft fitted kitchen, a utility room, an 8ft conservatory and a fitted shower room. First floor accommodation offers three bedrooms and a WC. Additional benefits include double glazing, gas central heating and an enclosed rear garden with side pedestrian access! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, radiator, stairs to first floor, door to reception room.

RECEPTION ROOM 13' 6" into bay x 13' 10" into recess (4.11m x 4.22m) PVC double glazed bay window to front aspect, two radiators, door to kitchen.

KITCHEN 11' 10" x 7' 11" (3.61m x 2.41m) Aluminium double glazed window to conservatory, double glazed door to conservatory, space for fridge/freezer, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, gas cooker point, plumbing for dishwasher, radiator, tiled to principal areas, door to utility.

CONSERVATORY 8' 9" x 7' 11" (2.67m x 2.41m) PVC double glazed window to rear aspect, obscure PVC double glazed window to side aspect, PVC double glazed doors to garden, radiator, polycarbonate roof, laminate flooring.

UTILITY 8' x 4' 8" (2.44m x 1.42m) Obscure PVC double glazed door to side aspect, radiator, space and plumbing for washing machine, built in storage, wall mounted meters and fuse board, door to shower room.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, low level WC, pedestal mounted wash basin, walk in shower cubicle with mains shower over, tiled to principal areas.

FIRST FLOOR LANDING Loft hatch, doors to bedroom one and two, door to WC room, doorway to bedroom three.

BEDROOM ONE 13' 4" x 7' 9" (4.06m x 2.36m) Two PVC double glazed windows to front aspect, radiator, two built in storage cupboards.

BEDROOM TWO 10' 10" x 6' 10" (3.3m x 2.08m) PVC double glazed window to front aspect, radiator.

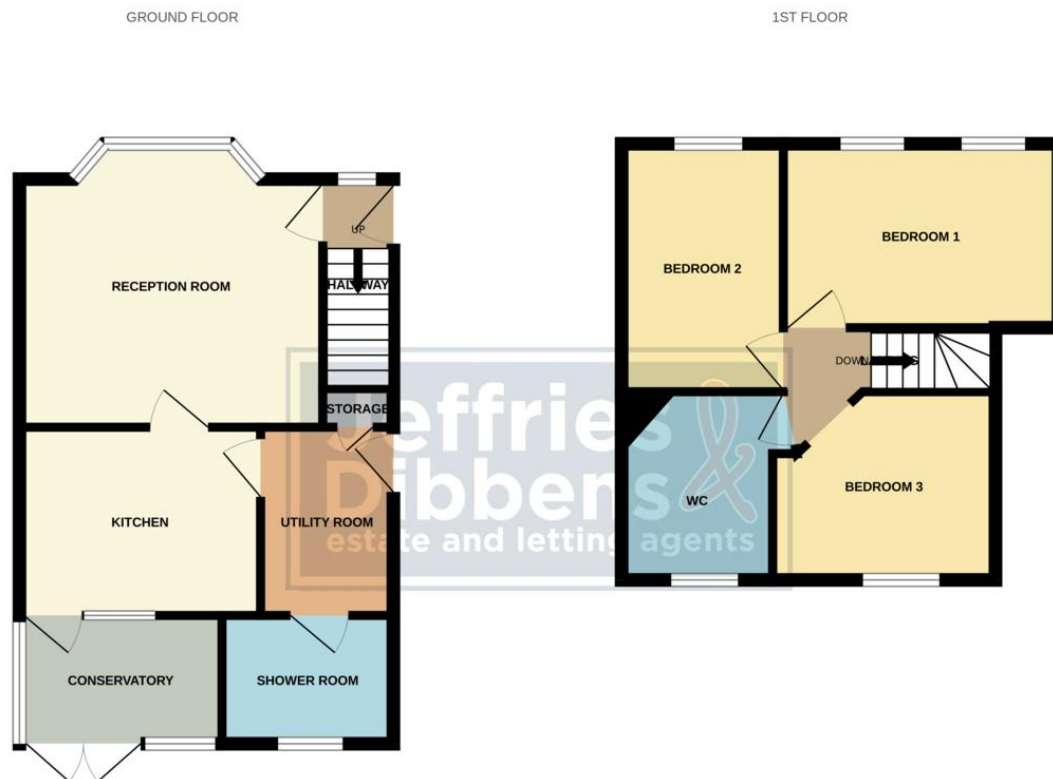
BEDROOM THREE 10' 8" x 7' 11" (3.25m x 2.41m) PVC double glazed window to rear aspect, radiator, built in wardrobe and overhead storage.

WC 7' 10" x 5' 8" (2.39m x 1.73m) Obscure PVC double glazed window to rear aspect, pedestal mounted wash basin, low level WC, heated towel rail, radiator, tiled walls, wall mounted combination boiler, spot lighting, extractor.

REAR GARDEN Mainly laid to lawn with two patio areas, flower and shrub borders, side pedestrian access, outside tap, external power point.

OUTSIDE FRONT Shingle driveway providing off road parking.





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		83 B
69-80	C		
55-68	D	63 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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