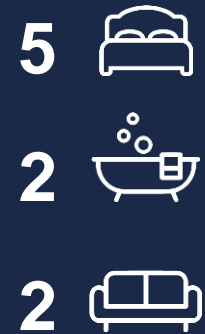


£385,000
32 Ecton Lane
Portsmouth, PO3 5TA

PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to welcome to the market this substantial, five/six bedroom town house located in Ecton Lane, Anchorage Park. Well presented throughout, ground floor accommodation consists of a 17ft modern-fitted kitchen/diner, a modern fitted shower room and a 15ft reception room/bedroom. First and second floor accommodation comprises five bedrooms, a 15ft living room, plus the family bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, rear garden. The property also boasts a driveway to provide off road parking! We anticipate high levels of interest in this property, so contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR

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

INNER HALLWAY Door to shower room, door to bedroom/reception, opening to kitchen.

SHOWER ROOM Close coupled WC, pedestal mounted wash basin, walk in shower cubicle with 'Rainfall' style shower over, extractor, fully tiled.

RECEPTION ROOM/BEDROOM 15' 10" x 8' (4.83m x 2.44m) PVC double glazed window to front aspect, radiator, built in storage.

KITCHEN/DINER 17' 7" x 9' max (5.36m x 2.74m) PVC double glazed window to rear aspect, PVC double glazed door to garden, PVC double glazed French doors to garden, range of wall and base units, roll top work surfaces, space for gas cooker, space for fridge/freezer, space for tumble dryer, plumbing for washing machine, tiled to principal areas, stainless steel sink and drainer unit with mixer tap, radiator.

FIRST FLOOR LANDING Radiator, PVC double glazed window to front aspect, doors to, stairs to second floor.

BEDROOM 9' 8" x 8' (2.95m x 2.44m) PVC double glazed window to rear aspect, radiator, wall mounted 'Glow Worm' combination boiler (newly fitted 2022) built in storage cupboard.

RECEPTION ROOM 15' 11" x 11' 1" (4.85m x 3.38m) PVC double glazed window to front aspect, radiator.

BATHROOM 7' 6" x 4' 11" (2.29m x 1.5m) Obscure PVC double glazed window to rear aspect, panel enclosed bath, close coupled WC, pedestal mounted wash basin, tiled walls, radiator.

SECOND FLOOR LANDING Doors to.

BEDROOM 5' 3" x 4' 11" (1.6m x 1.5m) PVC double glazed window to front aspect, radiator.

BEDROOM 10' 5" x 9' 11" (3.18m x 3.02m) PVC double glazed window to rear aspect, radiator.

BEDROOM 14' 2" x 8' 9" (4.32m x 2.67m) PVC double glazed window to front aspect, radiator.

BEDROOM 9' 11" x 6' 10" (3.02m x 2.08m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN Mainly laid to paving, fully enclosed.

FRONT Shingle driveway to provide off road parking.

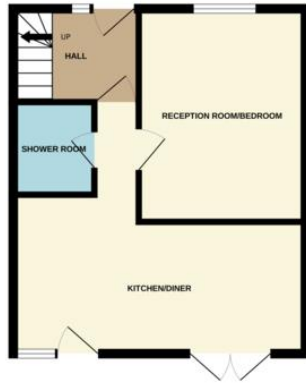
LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

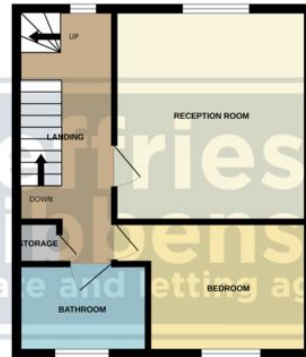
COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

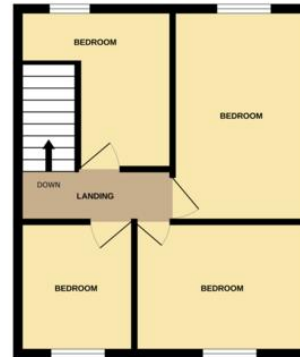
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 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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