



**£310,000**  
**3 Fearon Road**  
Portsmouth, PO2 0NJ

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this spacious, three bedroom, mid-terraced property located in Fearon Road, North End. Well presented throughout, accommodation to the ground floor comprises two reception rooms (one of which currently being used as a bedroom), a 19ft fitted kitchen/diner, a conservatory and a WC. First floor accommodation offers a modern fitted family bathroom, plus three double bedrooms with the master bedroom measuring at 15ft. Additional benefits include majority double glazing, gas central heating, plus a 34ft, low maintenance rear garden. The property also boasts a selection of original features. Please contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





## ORIGINAL OBSCURE HARDWOOD FRONT DOOR

**HALLWAY** Stairs to first floor, radiator, dado rail, under stairs storage cupboard, doors to reception room one and reception room two, door to WC, doorway to kitchen/diner.

**WC** Low level WC with concealed cistern, wall mounted wash basin, tiled to principal areas.

**RECEPTION ROOM ONE** 16' 5" into bay x 10' 7" into recess (5m x 3.23m) PVC double glazed bay window to front aspect, radiator, picture rail, coving, feature fireplace with tiled hearth.

**RECEPTION ROOM TWO** 12' 5" x 8' 2" (3.78m x 2.49m) Glazed door to lean-to, radiator, original floorboards.

**LEAN-TO** Polycarbonate roof, PVC double glazed door to garden.

**KITCHEN/DINER** 19' 3" x 9' 11" (5.87m x 3.02m) PVC double glazed window to side aspect, original stained glass windows and double doors to conservatory, range of wall and base units, roll top work surfaces, 1 1/2 stainless steel sink and drainer unit with mixer tap, space for cooker, plumbing for dishwasher, space for 'American' style fridge/freezer, tiled to principal areas, tiled flooring, radiator, dado rail, picture rail, coving, original floorboards.

**CONSERVATORY** 9' 9" x 6' 11" (2.97m x 2.11m) PVC double glazed windows to rear aspect, PVC double glazed door to garden, tiled flooring, space and plumbing for washing machine, space for additional under counter appliance.

**FIRST FLOOR LANDING** Original built in storage, loft hatch, dado rail, doors to.

**BEDROOM ONE** 15' 11" into bay x 12' 8" excluding recess (4.85m x 3.86m) PVC double glazed bay window to front aspect, original built in storage cupboard, picture rail, original floorboards, radiator.

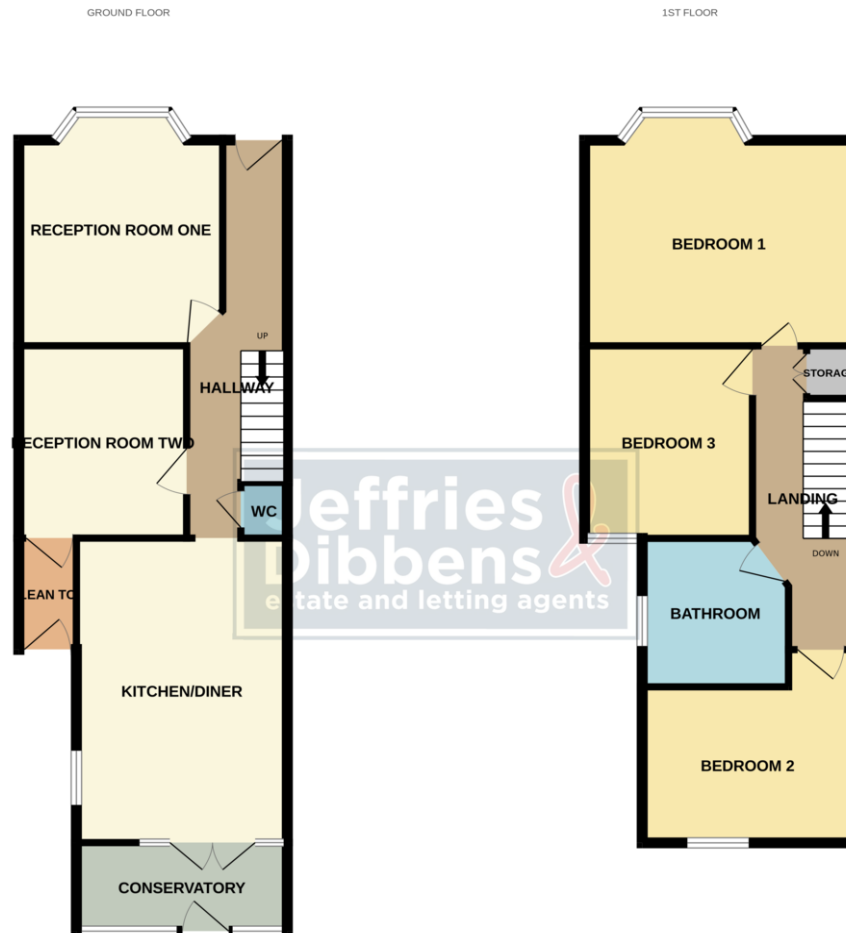
**BEDROOM TWO** 11' 3" x 9' 11" max (3.43m x 3.02m) PVC double glazed window to rear aspect, radiator, original cast iron feature fireplace, built in storage.

**BEDROOM THREE** 11' 1" excluding wardrobe x 8' 2" (3.38m x 2.49m) PVC double glazed window to rear aspect, radiator, original cast iron feature fireplace, built in storage cupboard, picture rail.

**BATHROOM** 8' 2" x 6' 2" (2.49m x 1.88m) Obscure PVC double glazed window to side aspect, modern fitted bathroom comprising tile enclosed bath with 'Rainfall' style shower over, close coupled WC, vanity unit, tiled flooring, tiled to principal areas, spotlighting, extractor, heated towel rail.

**REAR GARDEN** 34' 8" x 14' 4" (10.57m x 4.37m) West facing, fully enclosed, outside tap, mainly laid out paving with decked area.





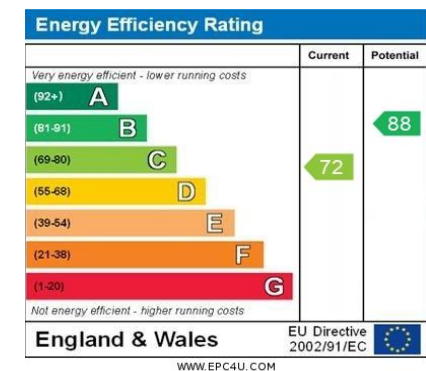
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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

**Jeffries  
Dibbens &**  
estate and letting agents

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

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk