

**£318,500**  
**3 Brampton Lane**  
Portsmouth, PO3 5TB



## PROPERTY SUMMARY

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are pleased to offer for sale this three bedroom, semi-detached property located in Brampton Lane, Anchorage Park. Well presented throughout, accommodation on offer comprises a 14ft reception room, a 14ft modern fitted kitchen/diner, an 11ft conservatory, a modern fitted upstairs bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden with side pedestrian access. The property also boasts a garage and a driveway to provide off road parking! Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662







#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Built in cupboard housing combination boiler, dado rail, doorway to reception room.

**RECEPTION ROOM** 14' 10" x 14' 1" (4.52m x 4.29m) PVC double glazed window to front aspect, radiator, stairs to first floor, dado rail, doorway to kitchen.

**KITCHEN** 14' 11" x 9' 4" (4.55m x 2.84m) PVC double glazed window to rear aspect, PVC double glazed sliding door to conservatory, range of wall and base units, roll top work surfaces, 1 1/2 stainless steel sink and drainer unit with mixer tap, integral dishwasher, integral electric oven with gas hob and extractor over, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas, radiator, dado rail.

**CONSERVATORY** 11' 10" x 11' (3.61m x 3.35m) PVC dual aspect double glazed windows, PVC double glazed French doors to garden, polycarbonate roof, tiled floor, radiator.

**FIRST FLOOR LANDING** Loft hatch, doors to.

**BEDROOM ONE** 10' 11" excluding wardrobe x 8' 1" (3.33m x 2.46m) PVC double glazed window to front aspect, radiator, built in wardrobe.

**BEDROOM TWO** 9' 4" excluding wardrobe x 8' 2" (2.84m x 2.49m) PVC double glazed window to rear aspect, radiator, built in wardrobe.

**BEDROOM THREE** 7' 11" x 6' 5" (2.41m x 1.96m) PVC double glazed window to front aspect, radiator.

**BATHROOM** 6' 5" x 6' 4" (1.96m x 1.93m) Obscure PVC double glazed window to rear aspect, panel enclosed bath with electric shower unit over, vanity unit, low level WC with concealed cistem, chrome heated towel rail, tiled to principal areas, laminate flooring.

**REAR GARDEN** Mainly laid to woodchip with shingle area and flower and shrub border, side pedestrian access.

**GARAGE** 16' 1" x 8' 2" (4.9m x 2.49m) Electric remote control garage door, power & light.

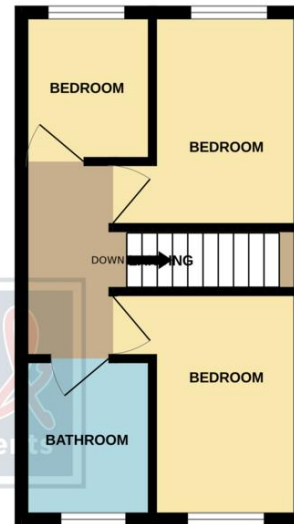
**DRIVEWAY** Providing off road parking.



GROUND FLOOR



1ST 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 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

#### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89  B
69-80	C	72  C	
55-68	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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