

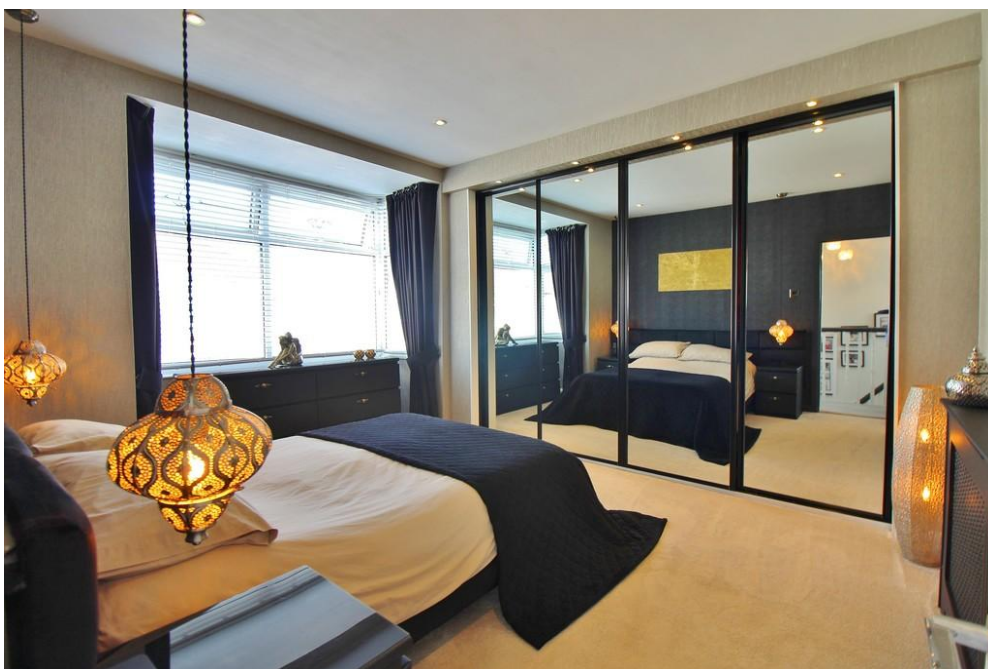


£349,995
23 Randolph Road
Portsmouth, PO2 0NL

PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer for sale this three double bedrooms, semi-detached property located in Randolph Road, North End. This truly stunning property is new to the market and we encourage a viewing at your earliest convenience. Accommodation comprises a 17ft modern-fitted kitchen/reception room, a 9ft dining room and a 15ft reception room to the ground floor. The first floor consists of three double bedrooms and a modern-fitted bathroom. To the rear is a 45ft patio garden, with side pedestrian access and an outbuilding measuring 19ft x 10ft, currently being used as a bar. Additional benefits include gas central heating and double glazing throughout. Contact Jeffries & Dibbens today! 02392 661 66 2





COMPOSITE FRONT DOOR

HALLWAY Obscure window to front aspect, stairs to first floor, radiator, laminate flooring, obscure PVC double glazed window to rear aspect, under stairs cupboard space, door to reception room one, door to kitchen/diner.

RECEPTION ROOM ONE 14' 7" into bay x 11' 0" (4.44m x 3.35m) PVC double glazed bay window to front aspect, double radiator, wall mounted electric heater.

KITCHEN/DINER 17' 7" narrowing to 7' 7" x 12' 11" narrowing to 12' 1" (5.36m x 3.94m) PVC double glazed window to rear aspect, herringbone laminate flooring, spot lighting, range of wall and base level units, integral appliances including integrated fridge and freezer, integrated dishwasher, integrated electric oven with induction hob and stainless steel extractor with glass hood over, plumbing for washing machine, cupboard housing wall mounted 'Vaillant' combination boiler, under cabinet mood lighting with control centre, resin sink with adjustable mixer tap and drainer unit, opening to dining room.

DINING ROOM 9' 6" x 7' 5" (2.9m x 2.26m) Double glazed Velux window to rear aspect, PVC double glazed French doors to garden, vertical radiator, herringbone laminate flooring.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, doors to all rooms.

BEDROOM ONE 14' 8" into bay x 10' 0" plus wardrobe depth (4.47m x 3.05m) PVC double glazed bay window to front aspect, radiator, built-in mirrored wardrobes.

BEDROOM TWO 12' 1" x 10' 4" (3.68m x 3.15m) PVC double glazed window to rear aspect, radiator, built-in wardrobe space.

BEDROOM THREE 8' 9" x 7' 7" (2.67m x 2.31m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to front aspect, close coupled WC, pedestal mounted wash basin, panelled bath, stainless steel heated towel rail, fully tiled, tiled floor, extractor fan, spot lighting.

GARDEN 45' (13.72m) West facing, fully enclosed, mainly laid to patio, decorative panelling and flowered sleepers, side pedestrian access, outside tap, access to out building.

OUTBUILDING 19' 8" x 10' 0" (5.99m x 3.05m) Bar area, power & light.



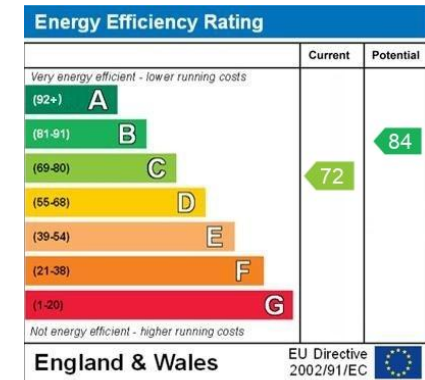
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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