



OFFERS IN EXCESS OF
£300,000
28 Fearon Road
Portsmouth, PO2 0NJ

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this spacious, three bedroom, mid-terraced property located in Fearon Road, North End. Offered with no forward chain, accommodation on the ground floor comprises three reception rooms and an 18ft fitted kitchen, which leads out to the 38ft rear garden. First floor accommodation offers three double bedrooms, plus a modern fitted family bathroom. Additional benefits include double glazing, gas central heating and a selection of original features. The property also boasts rear pedestrian access. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALL Obscure PVC double glazed window to front aspect, dado rail, radiator, wooden floorboards, stairs to first floor, under stairs storage cupboard, additional built-in cupboard housing combination boiler, doors to reception rooms one, two and three.

RECEPTION ROOM ONE 14' 11" into bay x 12' 05" into recess (4.55m x 3.78m) PVC double glazed bay window to front aspect, wooden floorboards, original ceiling rose, radiator, original feature fireplace with tiled surround & hearth.

RECEPTION ROOM TWO 15' 01" x 8' 10" into recess (4.6m x 2.69m) Wooden floorboards, radiator, built-in storage cupboard, opening to kitchen.

RECEPTION ROOM THREE 13' 0" x 9' 05" (3.96m x 2.87m) Obscure borrowed light window to kitchen, radiator, wooden floorboards, original built-in storage cupboards, ceiling rose, opening to kitchen.

KITCHEN 18' 07" x 10' 11" (5.66m x 3.33m) Two PVC double glazed windows to rear aspect, two double glazed Velux windows to rear aspect, range of wall and base level units, square edge wood block work surfaces with matching splash back, ceramic one and a half bowl sink and drainer unit with adjustable mixer tap over, integral electric double oven, integral gas hob with extractor over, plumbing for dishwasher, plumbing for washing machine, kitchen island with breakfast bar, space for fridge/freezer, radiator, PVC double glazed French doors to garden.

FIRST FLOOR LANDING Loft hatch, dado rail, wooden floorboards, doors to:-

BEDROOM ONE 14' 10" into bay x 11' 03" excluding recess (4.52m x 3.43m) PVC double glazed bay window to front aspect, radiator, laminate flooring, built-in wardrobes.

BEDROOM TWO 15' 0" x 8' 10" (4.57m x 2.69m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM THREE 11' 06" x 9' 05" (3.51m x 2.87m) PVC double glazed window to rear aspect, radiator, original built-in storage cupboard, fitted dresser.

BATHROOM Obscure PVC double glazed window to front aspect, close coupled WC, pedestal mounted wash basin, panelled 'P' shaped bath with 'rainfall' style shower over, waterproof panelling, laminate flooring, chrome heated towel rail, built-in storage cupboard, spot lighting, extractor fan.

GARDEN 38' 11" x 18' 04" (11.86m x 5.59m) Fully enclosed, mainly laid to lawn with paved area, brick-built storage shed, rear pedestrian access.





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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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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