



£339,995
60 Beresford Road
Portsmouth, PO2 0BZ

PROPERTY SUMMARY

BEAUTIFULLY PRESENTED THROUGHOUT! Jeffries & Dibbens are excited to offer for sale this three double bedroom, semi-detached property located in Beresford Road, North End. The spacious accommodation on offer to the ground floor comprises two reception rooms measuring at 13ft and 15ft respectively, a 17ft modern fitted kitchen/breakfast room with integral appliances, plus a modern fitted four piece bathroom. First floor accommodation offers three double bedrooms, plus access to two separate lofts via a pull down ladder. Additional benefits include double glazing, gas central heating and a fully enclosed, 31ft rear garden. We anticipate high levels of interest in this property and would recommend an internal viewing at your earliest convenience. Contact our Portsmouth branch, open late! 02392 661 662





PVC DOUBLE GLAZED DOOR To:-

PORCH Tiled floor, hardwood front door to:-

HALL Spot lighting, engineered oak flooring, opening to:-

RECEPTION ROOM TWO 13' 07" max x 12' 06" (4.14m x 3.81m) Radiator, feature fireplace, engineered oak flooring, opening to inner hall, door to kitchen, double doors to reception room one.

RECEPTION ROOM ONE 15' 09" into bay x 10' 02" (4.8m x 3.1m) PVC double glazed bay window to front aspect, radiator, ceiling rose.

INNER HALL Stairs to first floor, under stairs storage housing meters and consumer unit.

KITCHEN/BREAKFAST ROOM 17' 0" narrowing to 7' 04" x 17' 04" narrowing to 11' 01" (5.18m x 5.28m) PVC double glazed French doors to garden, double glazed skylight, obscure PVC double glazed door to front, range of wall and base level units, square edge wood block work surfaces, 'Butler' style sink with mixer tap over, integral 'Rangemaster' cooker with electric oven, five ring gas hob and extractor hood over, integral washing machine, integral dishwasher, integral tumble dryer, space for 'American' style fridge/freezer, breakfast bar, radiator, spot lighting, engineered oak flooring, door to bathroom.

BATHROOM 10' 02" x 8' 04" (3.1m x 2.54m) PVC double glazed remote control Velux window to rear aspect, four piece bathroom suite comprising panelled bath with mains shower attachment over, walk-in shower cubicle with 'rainfall' style shower over, close coupled WC, pedestal mounted wash basin, built-in cupboard housing 'Worcester' combination boiler, vertical radiator, extractor, tiling to principal areas, vinyl flooring.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, loft hatch with pull down ladder, radiator, spot lighting, doors to:-

BEDROOM ONE 13' 07" x 10' 0" excluding wardrobe depth (4.14m x 3.05m) Two PVC double glazed windows to front aspect, radiator, spot lighting, built-in triple wardrobe.

BEDROOM TWO 12' 07" x 10' 04" (3.84m x 3.15m) PVC double glazed window to rear aspect, radiator, built-in double wardrobe.

BEDROOM THREE 10' 08" x 8' 11" (3.25m x 2.72m) PVC double glazed window to rear aspect, radiator, loft hatch with pull down ladder, built-in double wardrobe.

GARDEN 31' x 16' 04" (9.45m x 4.98m) Fully enclosed, paved garden with artificial grass area, door to garden storage.



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	69 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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