



**£299,995**  
**17 Warspite Close**  
Portsmouth, PO2 9NX

## PROPERTY SUMMARY

OFF ROAD PARKING FOR TWO VEHICLES! This three bedroom, end of terrace style property located in Warspite Close, Hilsea is available for sale with Jeffries & Dibbens of Portsmouth. The property comprises two reception rooms, a fitted kitchen and an upstairs bathroom. Further benefits include gas central heating, double glazing, a fully enclosed, rear garden with the added convenience of side pedestrian access. Contact our Portsmouth branch today for more information. 023 92 661 662





**FRONT** Two parking spaces, lawn area with flower and shrub borders, pathway to wooden front door leading to:-

**HALLWAY** Radiator, consumer unit, stairs to first floor landing, doors to:-

**LOUNGE** 13' 05" x 12' 07" (4.09m x 3.84m) Front aspect double glazed window with radiator under, double doors to:-

**DINING ROOM** 9' 01" x 8' 02" (2.77m x 2.49m) Radiator, understairs storage cupboard, double glazed wooden doors leading to garden, opening to:-

**KITCHEN** 9' 00" x 7' 04" (2.74m x 2.24m) Rear aspect double glazed window, range of wall and base units incorporating roll top work surfaces, stainless steel sink and drainer unit, integral double electric oven, gas hob with extractor hood over, space for fridge freezer, dishwasher and washing machine.

**STAIRS** Leading to:-

**FIRST FLOOR LANDING** Side aspect double glazed window, loft access over, airing cupboard housing hot water tank, doors leading to:-

**BEDROOM ONE** 10' 05" x 9' 01" (3.18m x 2.77m) Rear aspect double glazed window, radiator, wardrobes.

**BEDROOM** 9' 11" x 6' 09" (3.02m x 2.06m) Front aspect double glazed window, radiator.

**BEDROOM THREE** 8' 09" x 6' 11" (2.67m x 2.11m) Front aspect double glazed window, radiator, built in storage cupboard.

**BATHROOM** 6' 06" x 6' 05" (1.98m x 1.96m) Rear aspect double glazed window, radiator, panel bath with mains shower attachment over, low level WC, hand wash basin.

**GARDEN** 33' 0" (10.06m) Mainly laid to lawn, shingle area, flower and shrub borders, raised flowerbed, side pedestrian access, covered storage area, plastic storage shed.



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		87   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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