

£315,000
11 Ophir Road
Portsmouth, PO2 9EL

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this substantial, three bedroom, mid-terraced property located in Ophir Road, North End. With a selection of original features, the spacious accommodation on offer to the ground floor comprises two reception rooms measuring at 16ft and 17ft respectively, an 11ft modern fitted kitchen with additional utility area, a conservatory, plus an outside WC. First floor accommodation offers three double bedrooms, plus a fitted family bathroom. Additional benefits include majority double glazing, gas central heating, plus a south facing rear garden. Please contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





ORIGINAL OBSCURE HARDWOOD FRONT DOOR

HALLWAY Stained glass windows to front aspect, stairs to first floor, under stairs storage cupboard housing meters, radiator, laminate flooring, dado rail, additional under stairs storage area, door to reception room one, reception room two and kitchen.

RECEPTION ROOM ONE 16' 9" into bay x 11' 10" into recess (5.11m x 3.61m) PVC double glazed bay window to front aspect with stained glass at the top, picture rail, radiator, original ceiling rose, feature fireplace with multi fuel burner.

RECEPTION ROOM TWO 17' 11" x 9' 4" into recess (5.46m x 2.84m) Original stained glass windows to rear aspect, glazed door to conservatory, laminate flooring, radiator, picture rail, feature fireplace with tiled surround and hearth.

CONSERVATORY 8' 4" x 7' 6" (2.54m x 2.29m) PVC double glazed windows to side and rear aspect, PVC double glazed door to garden, tiled flooring, roll top work surfaces, space and plumbing for washing machine, space for tumble dryer, polycarbonate roof.

KITCHEN 11' 8" x 8' 3" (3.56m x 2.51m) PVC double glazed window to rear aspect, modern fitted kitchen comprising range of wall and base units, square edge solid beech worktops, 1 1/2 stainless steel sink and drainer unit with mixer tap, space for electric cooker with extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, laminate flooring, tiled to principal areas, serving hatch to reception room two, picture rail, chrome towel rail, obscure glazed door to.

UTILITY PVC double glazed window to side aspect, glazed door to garden, glazed window to rear aspect, roll top work surfaces, stainless steel sink and drainer unit, tiled flooring, wall mounted combination boiler.

OUTSIDE WC High level WC, window to rear aspect.

FIRST FLOOR LANDING Dado rail, obscure borrowed light window to bathroom, door to.

BEDROOM ONE 16' 10" into bay x 10' 7" excluding recess (5.13m x 3.23m) PVC double glazed bay window to front aspect, radiator, two built in wardrobes, built in shelving, picture rail.

BEDROOM TWO 14' 8" x 9' 4" into recess (4.47m x 2.84m) PVC double glazed window to rear aspect, radiator, original built in storage cupboard, built in wardrobe.

BEDROOM THREE 11' 7" x 8' 4" (3.53m x 2.54m) PVC double glazed window to rear aspect, radiator, loft hatch with pull down ladder.

BATHROOM Obscure PVC double glazed window to front aspect, close coupled WC, pedestal mounted wash basin, panel enclosed bath with mains shower over, chrome heated towel rail, tiled to principal areas.

REAR GARDEN South facing, mainly laid to lawn with paved area, flower and shrub borders, brick built storage shed, door to WC.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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		85 B
69-80	C	74 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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