

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.

REC EPTION 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.

REC EPTION ROOM TWO 17' 11" \times 9' 4" into recess (5.46m \times 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.

CONSERV ATORY 8' 4" x 7' 6" (2.54m x 2.29m) PVC double glazed w indows 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 w indow to side aspect, glazed door to garden, glazed w indow 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 w indow to front aspect, close coupled WC, pedestal mounted w ash basin, panel enclosed bath with mains shower over, chrome heated towel rail, tiled to principal areas.

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

GROUND FLOOR 1ST FLOOR



Whist every attempt has been made to ensure the accuracy of the flooplan contained here, measuremen of doors, windows, comes and any other items are appointained and no reportability is taken for any erro 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 lested and no guarant as to the operations of efficiency can be given.

LOCAL AUTHORITY

Portsmouth City Council

TENURE

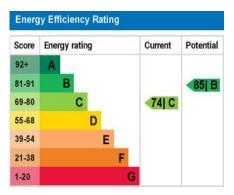
Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only



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



OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT

023 9266 1662 portsmouth@jeffries.co.uk www.jdea.co.uk