

OFFERS IN EXCESS OF

£330,000

44 Northwood Road

Portsmouth, PO2 9QT

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are excited to bring to the market this three bedroom, semi-detached property located in Northwood Road, Hilsea. Offered with no forward chain, the accommodation on offer comprises two reception rooms both measuring 15ft, an 11ft fitted kitchen, an upstairs fitted bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating, plus a 30ft approx. fully enclosed rear garden with side pedestrian access. The property also boasts a 16ft garage! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





DOUBLE GLAZED FRONT DOOR

PORCH Double glazed windows to side and front aspect, obscure glass hardwood door to.

HALLWAY Obscure borrowed light window to front aspect, radiator, stairs to first floor, under stairs storage cupboard, door to built in cupboard with obscure double glazed window to side aspect, doors to.

RECEPTION ROOM ONE 15' 4" into bay x 15' 3" into recess (4.67m x 4.65m) PVC double glazed bay window to front aspect, radiator, feature fireplace.

RECEPTION ROOM TWO 15' 3" x 12' 2" (4.65m x 3.71m) Double glazed sliding doors to garden, radiator.

KITCHEN 11' 11" x 9' 8" (3.63m x 2.95m) PVC double glazed window to side aspect, double glazed window to rear aspect, double glazed sliding door to garden, range of wall and base units, roll top work surfaces, integrated gas oven with gas hob over, integral overhead grill, 1 1/2 stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, plumbing for washing machine, radiator.

FIRST FLOOR LANDING Double glazed window to side aspect, loft hatch with pull down ladder, doors to.

BEDROOM ONE 15' 1" into bay x 14' 4" excluding wardrobe depth (4.6m x 4.37m) PVC double glazed bay window to front aspect, radiator, two built in wardrobes, built in dresser.

BEDROOM TWO 11' 6" excluding wardrobe x 10' 2" (3.51m x 3.1m) Double glazed window to rear aspect, built in wardrobes with sliding doors, radiator.

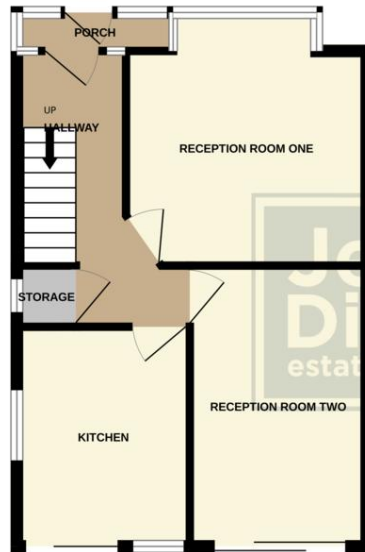
BEDROOM THREE 10' x 8' 6" (3.05m x 2.59m) Double glazed window to rear aspect, built in cupboard housing 'Glow-Worm' combination boiler, built in dresser.

BATHROOM Obscure PVC double glazed window to front aspect, panel enclosed bath, pedestal mounted wash basin, low level WC, tiled walls, radiator, obscure borrowed light window to landing.

REAR GARDEN 30' (9.14m) approx. Mainly laid to paving with mature tree and shrub borders, side pedestrian access, door to garage.

GARAGE 16' 7" x 8' 1" (5.05m x 2.46m)

GROUND FLOOR



1ST FLOOR



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 D

VIEWINGS
By prior appointment only

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B		85 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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