



£359,995
6 Barton Grove
Portsmouth, PO3 5TY

PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this detached, three bedroom property located in Barton Grove, Anchorage Park. Offered with NO FORWARD CHAIN, this property offers a selection of benefits. Accommodation comprises three reception rooms, a fitted kitchen, a conservatory, a utility room and a downstairs W.C. The first floor consists a family bathroom and three bedrooms, the main benefitting from an en-suite shower room. Further benefits to the property include gas central heating, double glazing throughout and a 31ft private rear garden, with a brick built shed, and an additional garden to the side, with access to the driveway. To appreciate all that is on offer, please contact Jeffries & Dibbens today! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Door to reception room/bedroom, reception room two, laminate flooring, wall mounted electric heater.

RECEPTION ROOM/BEDROOM 16' 3" x 8' 2" (4.95m x 2.49m) PVC double glazed window to front aspect, double radiator, laminate flooring.

RECEPTION ROOM TWO 14' 2" max x 11' (4.32m x 3.35m) PVC double glazed window to front aspect, laminate flooring, stairs to first floor, open to reception room three, radiator.

RECEPTION ROOM THREE 11' 11" x 8' 4" (3.63m x 2.54m) PVC double glazed French doors to conservatory, radiator, open to kitchen.

KITCHEN 9' 10" x 9' 6" (3m x 2.9m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, door to utility room, lino flooring, space for fridge/freezer, 1 1/2 stainless steel sink with mixer tap and drainer unit, integral electric oven and induction hob, overhead extractor fan, spotlighting.

UTILITY ROOM Plumbing for washing machine, obscure back door to garden, base units, door to WC.

WC Close coupled WC, heated towel rail, obscure PVC double glazed window to side aspect, vanity unit.

CONSERVATORY 9' 6" x 6' (2.9m x 1.83m) PVC double glazed French doors to garden, laminate flooring.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom, PVC double glazed window to side aspect, airing cupboard, loft hatch, radiator.

BEDROOM ONE 14' 7" max x 9' 8" max (4.44m x 2.95m) PVC double glazed window to rear aspect, radiator, built in wardrobe space, airing cupboard, door to ensuite.

EN-SUITE Obscure PVC double glazed window to rear aspect, vanity unit, concealed cistern WC, walk in shower cubicle, tiled to principal areas, tiled flooring.

BEDROOM TWO 11' 1" x 8' (3.38m x 2.44m) PVC double glazed window to front aspect, double radiator, built in wardrobes, built in desk.

BEDROOM THREE 8' 4" x 8' (2.54m x 2.44m) PVC double glazed window to front aspect, radiator, built in wardrobes.

BATHROOM Obscure PVC double glazed window to side aspect, vanity unit, tiled flooring, fully tiled, WC, heated towel rail.

REAR GARDEN 33' max x 31' max (10.06m x 9.45m) Mainly laid to patio with raised artificial grass section, side pedestrian access, brick built shed.

SIDE GARDEN Barn doors to driveway.



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		81 B
69-80	C	70 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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