

OFFERS OVER

£299,995

26 Locarno Road

Portsmouth, PO3 5DG

PROPERTY SUMMARY

110ft SOUTH-FACING GARDEN & OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this three bedroom, end of terrace property located in Locarno Road, Copnor. Accommodation comprises a 25ft lounge/dining room, a fitted kitchen, a conservatory and a downstairs shower room. The first floor consists of three bedrooms and a fitted family shower room. Additional benefits include gas central heating, double glazing throughout and an off road parking space at the front of the property. The 110ft south-facing garden is fully-enclosed, with side pedestrian access and a raised decking area with a feature fish pond. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure PVC windows to front and side aspect, obscure door to hallway.

HALLWAY Stairs to first floor, double radiator, wooden flooring, under stairs cupboard space, door to kitchen, door to lounge/diner.

KITCHEN 10' narrowing to 8'5" x 6' 11" (3.05m x 2.11m) PVC double glazed windows to rear and side aspect, range of wall and base units, roll top work surfaces, composite sink with mixer tap and drainer unit, under counter fridge and freezer, tiled to principal areas, two integral ovens, gas hob, tiled flooring.

LOUNGE/DINER 27' 9" x 11' 5" narrowing to 9'9" (8.46m x 3.48m) PVC double glazed bay window to front aspect, open fireplace, three radiators, laminate flooring, door to conservatory, open to lounge/diner.

CONSERVATORY 14' x 9' 6" (4.27m x 2.9m) PVC double glazed French doors to garden, laminate flooring, door to shower room.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, close coupled WC with cistern integrated wash hand basin, walk in shower cubicle with shower attachment, tiled to principal areas, spotlighting, stainless steel heated towel rail.

FIRST FLOOR LANDING Double glazed window to side aspect, doors to bedroom one, two, three and shower room.

BEDROOM ONE 14' 4" x 10' 2" (4.37m x 3.1m) PVC double glazed bay window to front aspect, radiator, built in wardrobes, laminate flooring.

BEDROOM TWO 12' x 9' 3" (3.66m x 2.82m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM THREE 8' 7" x 7' 6" (2.62m x 2.29m) PVC double glazed window to rear aspect, radiator, laminate flooring.

SHOWER ROOM Obscure PVC double glazed window to front aspect, floating wash basin, close coupled WC, walk in shower cubicle, heated towel rail, lino flooring.

REAR GARDEN 110' (33.53m) approx South facing, fully enclosed, side pedestrian access, raised composite decked area with feature fish pond and pergola.

OUTSIDE Hard stand off road parking space, wall mounted EV charging point.



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		81 B
69-80	C		
55-68	D		
39-54	E	50 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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