



OFFERS IN EXCESS OF
£250,000
18 Burlington Road
Portsmouth, PO2 0DP

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Burlington Road, North End. Accommodation comprises two reception rooms, a fitted kitchen, a conservatory and a W.C on the ground floor. The first floor consists of three bedrooms and a family bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662

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OBSCURE HARDWOOD FRONT DOOR

HALLWAY Original flooring, doors to reception room one, reception room two, kitchen and WC, under stairs storage cupboard, radiator.

RECEPTION ROOM ONE 15' 4" into bay x 9' 10" (4.67m x 3m) PVC double glazed bay window to front aspect, wood flooring, original feature fireplace, radiator.

KITCHEN 12' 5" x 7' 1" (3.78m x 2.16m) PVC double glazed back door to garden, PVC double glazed window to rear aspect, tiled flooring, range of wall and base units, roll top work surfaces, large bowl ceramic sink, integral oven with gas hob, space for fridge/freezer, radiator, stainless steel overhead extractor fan, tiled splash back.

WC Obscure PVC double glazed window to side aspect, wall mounted combination boiler, plumbing for washing machine, close coupled WC.

RECEPTION ROOM TWO 14' 6" x 9' (4.42m x 2.74m) PVC double glazed windows to side and rear aspect, PVC double glazed back door to conservatory, wooden flooring, feature fireplace.

CONSERVATORY 9' 4" x 9' 3" (2.84m x 2.82m) PVC double glazed back door to garden, tiled flooring, space for tumble dryer.

FIRST FLOOR LANDING Doors to bedroom one, two, three and bathroom, airing cupboard.

BEDROOM ONE 13' 1" x 12' 4" (3.99m x 3.76m) PVC double glazed window to front aspect, wooden flooring, radiator, built in wardrobe.

BEDROOM TWO 9' 5" x 9' 2" (2.87m x 2.79m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 12' 5" x 7' 1" (3.78m x 2.16m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, low level WC,





Whilst every attempt has been made to ensure the accuracy of the footprint 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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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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