

**£274,000**  
**5 Folkestone Road**  
Portsmouth, PO3 6LP



## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this three double bedroom, mid-terraced property located in Folkestone Road, Baffins. Well presented throughout, accommodation on the ground floor comprises two reception rooms, a 12ft modern fitted kitchen, a 10ft conservatory and a WC. First floor accommodation offers three double bedrooms and the family bathroom. Additional benefits include double glazing, gas central heating, plus a 29ft west facing rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





## OBSCURE PVC DOUBLE GLAZED FRONT DOOR

**HALLWAY** Obscure borrowed light window to reception room one, laminate wood flooring, two radiators, stairs to first floor, under stairs storage cupboard, door to reception room one, door to kitchen, opening to reception room two, picture rail.

**RECEPTION ROOM ONE** 15' 5" into bay x 10' 9" into recess (4.7m x 3.28m) PVC double glazed bay window to front aspect, radiator, picture rail, feature fireplace with gas fire.

**KITCHEN** 12' 3" x 8' 3" (3.73m x 2.51m) Obscure PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, range of wall and base units, roll top work surfaces with matching splash back, integral electric double oven with integral gas hob and extractor hood over, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, tiled to principal areas, wall mounted 'Vaillant' combination boiler.

**RECEPTION ROOM TWO** 17' 6" x 10' max (5.33m x 3.05m) PVC sliding doors to conservatory, radiator, picture rail.

**CONSERVATORY** 10' 5" x 5' 7" (3.18m x 1.7m) Two obscure PVC double glazed windows to side aspect, two PVC double glazed windows to rear aspect, PVC double glazed doors to garden, door to WC.

**WC** Obscure PVC double glazed window to side aspect, close coupled WC, wall mounted wash basin, tiled to principal areas.

**FIRST FLOOR LANDING** Loft hatch, radiator, doors to.

**BEDROOM ONE** 13' 1" x 11' 10" excluding wardrobe (3.99m x 3.61m) PVC double glazed window to front aspect, radiator, range of built in wardrobes.

**BEDROOM TWO** 11' 11" x 8' 3" (3.63m x 2.51m) PVC double glazed window to rear aspect, radiator.

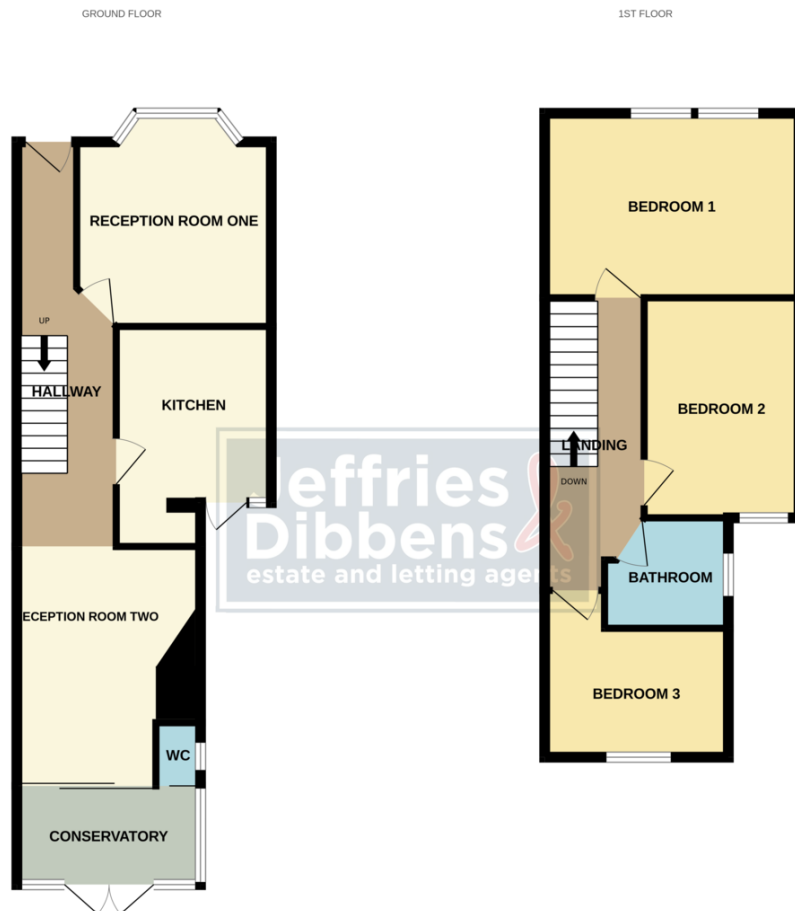
**BATHROOM** Obscure PVC double glazed window to side aspect, panel enclosed bath with mains shower over, vanity unit, close coupled WC, tiled to principal areas, chrome heated towel rail, extractor, spot lighting.

**BEDROOM THREE** 9' 11" x 8' 4" (3.02m x 2.54m) PVC double glazed window to rear aspect, radiator, spot lighting.

**REAR GARDEN** 29' x 14' 4" (8.84m x 4.37m) West facing, mainly laid to paving with lawn area, raised flower border, brick built storage shed with power and lighting.







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             |         | 82   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 64   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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