



**£320,000**  
**515 London Road**  
Portsmouth, PO2 9SA

## PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are delighted to offer for sale this three bedroom terraced property in London Road, Hilesea. Accommodation comprises three bedrooms to the first floor in addition to a fitted shower room. The ground floor accommodation offers a downstairs W.C, a 10ft fitted kitchen, a 17ft reception room which leads to the 18ft sun lounge. The property offers attractive front and rear gardens, the latter of which is west-facing and provides access to the 18ft garage and rear pedestrian access. Further benefits include gas central heating and double glazing. Contact the Portsmouth office today to arrange your internal inspection. 023 92 661 662





## PVC DOUBLE GLAZED FRONT DOOR

**HALLWAY** PVC double glazed window to front aspect, column radiator, door to WC, stairs to first floor, under stairs cupboard space, door to reception room, door to kitchen.

**WC** PVC double glazed window to front aspect, close coupled WC, vanity unit, lino flooring.

**KITCHEN** 10' 10" x 10' 10" (3.3m x 3.3m) PVC double glazed window to front aspect, range of wall and base units, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, space for tumble dryer, wall mounted Vaillant combination boiler, gas hob, fitted oven, built in storage space, space for under counter fridge or freezer, lino flooring, tiled splashback.

**RECEPTION ROOM** 17' 10" narrowing to 12'11" x 9' 3" (5.44m x 2.82m) PVC double glazed window to rear aspect, PVC double glazed door to sun lounge, vertical radiator, feature fireplace with log burner.

**SUN LOUNGE** 18' 3" x 7' 2" (5.56m x 2.18m) PVC double glazed window to rear aspect PVC double glazed French door to garden, ceramic tiled flooring.

**FIRST FLOOR LANDING** Loft hatch, door to all rooms.

**BATHROOM** Obscure PVC double glazed window to front aspect, walk in shower cubicle, concealed cistern WC, vanity unit, lino flooring, heated towel rail, extractor fan, tiled to principal areas.

**BEDROOM ONE** 11' x 10' 11" (3.35m x 3.33m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

**BEDROOM TWO** 12' 7" x 9' 11" (3.84m x 3.02m) PVC double glazed window to rear aspect, radiator, two built in storage cupboards.

**BEDROOM THREE** 8' 11" x 7' 7" (2.72m x 2.31m) PVC double glazed window to rear aspect, radiator.

## OUTSIDE

**FRONT** 38' x 18' (11.58m x 5.49m) Mainly laid to lawn, mature flower and shrub borders, built in storage, outside tap.

**REAR GARDEN** 31' max x 18' 5" (9.45m x 5.61m) West facing, fully enclosed, fully paved with flower and shrub borders, outside tap, rear pedestrian access, access to garage.

**GARAGE** 18' 9" x 8' 4" (5.72m x 2.54m) Concrete construction, up and over door, power and lighting.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for 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		84   B
69-80	C		
55-68	D	65   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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