



£330,000
38 Compton Road
Portsmouth, PO2 0SS

PROPERTY SUMMARY

16' Garage! This extended, three bedroom, end terraced style property located in Compton Road, North End is available with Jeffries & Dibbens of Portsmouth. The property is presented in excellent condition throughout and comprises two reception rooms, an 18' kitchen/diner a modern-fitted upstairs bathroom and a downstairs shower room with additional WC. The property also offers full double glazing, gas central heating and a 42', south-facing rear garden with side pedestrian access. Arrange your viewing today by contacting our Portsmouth branch. 023 92 661 662





COMPOSITE FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, stairs to first floor with storage under housing consumer unit, electric meter and gas meter, radiator, doors to:-

RECEPTION ROOM ONE 13' 9" into bay x 12' 8" max (4.19m x 3.86m) Double glazed bay window to front aspect, radiator, laminate wood flooring.

KITCHEN/DINER 18' 8" max x 12" max (5.69m x 3.66m) Range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven & hob and stainless steel extractor over, integrated fridge, dishwasher and washing machine, stainless steel effect splash back, laminate flooring, radiator, spotlighting, opening to:-

RECEPTION ROOM TWO 14' 8" x 9' 9" (4.47m x 2.97m) PVC double glazed French doors and windows overlooking rear garden, two double glazed velux windows to rear aspect, radiator, laminate flooring, storage cupboard, door to:-

SHOWER ROOM Low level WC with concealed cistern, wall mounted wash basin, walk-in shower cubicle, tiled to principal areas, cupboard housing "Vailiant" boiler, extractor.

FIRST FLOOR LANDING Loft access, doors to:-

BEDROOM ONE 13' 9" into bay x 10' 11" max (4.19m x 3.33m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 12' 8" max x 11' 11" (3.86m x 3.63m) PVC double glazed window to rear aspect, radiator.

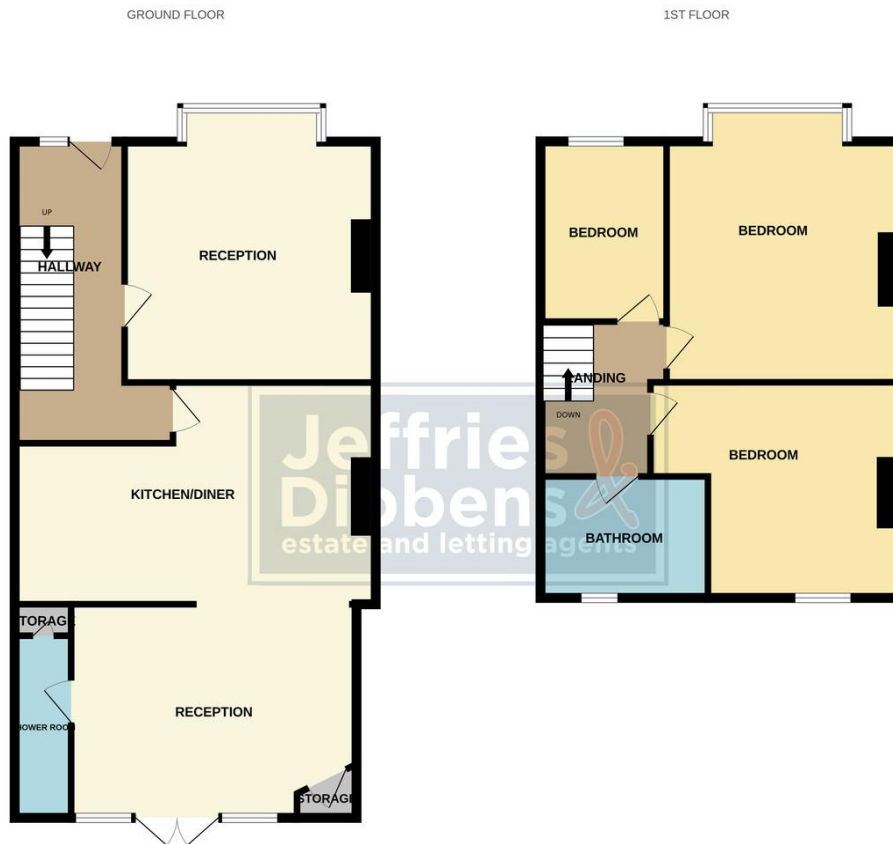
BEDROOM THREE 7' 8" x 7' 6" (2.34m x 2.29m) PVC double glazed window to front aspect, radiator.

BATHROOM 7' 11" x 5' 9" (2.41m x 1.75m) PVC double glazed obscure window to rear aspect, close coupled WC, vanity unit, panel enclosed 'P' shaped bath with 'rainfall' effect shower over, fully tiled, laminate wood flooring.

REAR GARDEN 42' (12.8m) South facing, side pedestrian access, mainly laid to lawn with paved area, outside tap, door to garage:-

GARAGE 16' 1" x 8' 2" (4.9m x 2.49m) Up and over door.





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		85 B
69-80	C		
55-68	D	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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