



OFFERS IN EXCESS OF
£260,000
57 North End Grove
Portsmouth, PO2 8NF

PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this three bedroom, terraced property located in North End Grove, North End. Well presented throughout, this property offers a selection of benefits. Accommodation comprises three bedrooms to the first floor including a 13ft master, in addition to the modern fitted bathroom. The ground floor comprises a main reception room, a 27ft modern-fitted kitchen/diner leading to a 40ft west facing garden. Additional features include gas central heating and double glazing throughout. Contact our Portsmouth office on 023 92 661 662. Phone lines open until 8pm weekdays!





PVC DOUBLE GLAZED DOOR

RECEPTION ROOM 13' 10" into bay x 12' 11" (4.22m x 3.94m) PVC double glazed bay window to front aspect, two radiators, stairs to first floor with under stairs storage housing electric meter, opening up to.

KITCHEN/DINER 27' 4" x 8' 4" (8.33m x 2.54m) PVC double glazed bay window to side aspect, PVC double glazed window to side aspect, radiator, range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit, space for fridge/freezer, gas oven with gas hob, wall mounted combination boiler, obscure PVC double glazed back door to garden, PVC double glazed French doors to rear garden.

FIRST FLOOR LANDING Access to loft, airing cupboard, doors to.

BEDROOM ONE 12' 11" x 10' 4" (3.94m x 3.15m) PVC double glazed window to front aspect, radiator.

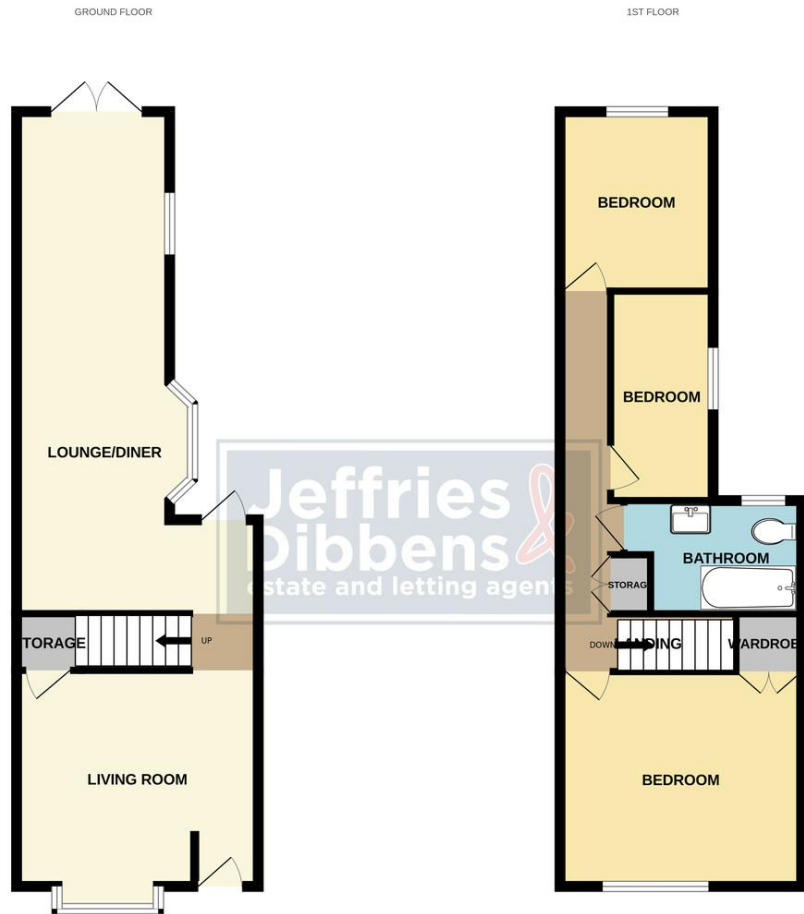
BEDROOM TWO 9' 10" x 8' 5" (3m x 2.57m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' x 5' 9" (3.35m x 1.75m) PVC double glazed window to side aspect, radiator.

BATHROOM PVC double glazed window to rear aspect, panel enclosed bath with shower attachment over, ceramic sink and WC, heated towel rail, tiling throughout, fitted shutters, tiled flooring.

REAR GARDEN 40' (12.19m) (approx) West facing, fully enclosed, paved area, grass area.





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 B

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	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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