

**£269,500**  
**37 Holcot Lane**  
Portsmouth, PO3 5UQ



## PROPERTY SUMMARY

NO FORWARD CHAIN! Holcot Lane, Anchorage Park. Jeffries & Dibbens are delighted to bring to the market this terraced house with off road parking for approximately two vehicles. The property offers two double bedrooms and a fitted family bathroom to the first floor. The ground floor offers a modern-fitted kitchen, a 14' reception room and double glazed conservatory. The property also offers double glazing, electric heating and a fully enclosed, rear garden with the added benefit of rear pedestrian access. Contact our Portsmouth branch today! 03 92 661 662

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## **HARDWOOD FRONT DOOR**

**HALLWAY** Electric radiator, laminate wooden flooring, meter cupboard, stairs to first floor, doorway to kitchen, door to reception room.

**KITCHEN** 7' 4" narrowing to 5'8" x 9' 8" (2.24m x 2.95m) PVC double glazed window to front aspect, laminate wooden flooring, range of gloss wall and base units, slim line work surfaces and matching splashback, fitted stainless steel electric oven and induction hob, space for fridge/freezer, plumbing for dishwasher and washing machine.

**RECEPTION ROOM** 14' 5" x 11' 10" (4.39m x 3.61m) Double glazed sliding patio door to conservatory, electric radiator, laminate wooden flooring.

**CONSERVATORY** 9' 5" x 8' (2.87m x 2.44m) PVC double glazed windows to rear and side aspect, polycarbonate roof, underfloor heating, French doors to garden.

**FIRST FLOOR LANDING** Doors to all rooms.

**BEDROOM ONE** 11' 11" max x 8' 9" max (3.63m x 2.67m) PVC double glazed window to front aspect, electric wall heater, laminate wooden flooring, airing cupboard, loft hatch.

**BEDROOM TWO** 11' 10" max x 8' 8" (3.61m x 2.64m) PVC double glazed window to rear aspect, electric wall heater, laminate wooden flooring.

**BATHROOM** Three piece bathroom suite comprising panel enclosed bath and shower over, vanity unit and low level WC with concealed cistern, tiled to principal areas, electric wall heater, ceramic tiled flooring, extractor.

**REAR GARDEN** Fully enclosed, laid to brick paving, raised borders, rear pedestrian access.

**DRIVEWAY** Block paved, providing off road parking for two vehicles.



**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		

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

**Jeffries  
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