

## **PROPERTY SUMMARY**

54ft SOUTH FACING GARDEN! Jeffries & Dibbens are delighted to offer this well-presented, three bedroom semi-detached property in Torrington Road, Hilsea. With benefits such as gas central heating and double glazing throughout, we recommend a viewing at your earliest convenience. Accommodation comprises two reception rooms, a fitted kitchen, a downstairs W.C and a conservatory to the rear. The first floor consists of three bedrooms and a modern-fitted family bathroom. From the conservatory, you can access the shared driveway and a 54ft south-facing garden with access to a 17ft converted shed, previously used as a garage. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

















#### OBSCURE DOUBLE GLAZED COMPOSITE FRONT DOOR

**HALLWAY** Stairs to first floor, radiator, laminate flooring, doors to reception room one, reception room two and kitchen, under stairs cupboard housing gas and electric meters.

**RECEPTION ROOM ONE** 14' 9" into bay x 11' 6" (4.5m x 3.51m) PV C double glazed bay window to front aspect, radiator, laminate flooring, fitted storage.

**REC EPTION ROOM TWO** 11' 11"  $\times$  10' 5" (3.63m  $\times$  3.18m) Single glazed w indows to rear aspect, door to conservatory, radiator, laminate flooring.

**KITCHEN** 12' 7" narrowing to 8'10" x 6' 5" max" (3.84m x 1.96m) Window to rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, integral oven, gas hob, plumbing for washing machine, space for under counter fridge, space for under counter freezer, tiled flooring, tiled splashback.

**WC** PV C double glazed w indow to side aspect, floating w ash basin, close coupled WC, laminate flooring.

**CONSERVATORY** 13' 3" x 5' 9" (4.04m x 1.75m) Obscure PVC double glazed door to shared drivew ay, PVC double glazed sliding door to garden, laminate flooring, space for fridge/freezer.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM ONE** 14' 10" into bay x 9' 8" into wardrobe depth" (4.52m x 2.95m) PV C double glazed bay window to front aspect, double radiator, fitted built in storage, spotlighting.

**BEDROOM TWO** 11' 11"  $\times$  9' 9" (3.63 m  $\times$  2.97 m) PV C double glazed window to rear aspect, radiator, built in storage.

**BEDROOM THREE** 9' x 7' 3" (2.74m x 2.21m) PVC double glazed window to rear aspect, laminate flooring, cupboard housing wall mounted combination boiler, spotlighting, inspection hatch.

**BATHROOM** Obscure PVC double glazed window to front aspect, pedestal wash basin, bath with rainfall show er attachment, tiled to principal areas spotlights, extractor fan.

**REAR GARDEN** 54' (16.46m) South facing, shingle area, raised decked area, access to garage/shed, outside tap.

SHED/GARAGE 17' 4" x 7' 3" (5.28m x 2.21m) Door to shared drive, power and lighting.

GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplain contained here, measureme of doors, windows, rooms and any other items are approximate and no responsibility is taken for any err omission or mis-stakement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and apphances shown have not been rested and no guarar as to their operations or efficiency can be given.

# LOCAL AUTHORITY

Portsmouth City Council

# **TENURE**

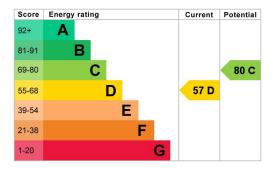
Freehold

# **COUNCIL TAX BAND**

Band C

## **VIEWINGS**

By prior appointment only



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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