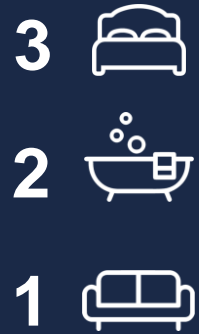


Jeffries & Dibbens
FOR SALE
023 9366 1662
jdb@jdb.co.uk 000

£362,500
3 Guardians Way
Portsmouth, PO3 6GJ

PROPERTY SUMMARY

NO FORWARD CHAIN! This three bedroom, semi-detached residence located in Guardians Way, Milton is offered for sale with Jeffries & Dibbens. Accommodation comprises three bedrooms to the first floor, with an en-suite shower room to the master bedroom in addition to the family bathroom. The ground floor offers a 14ft modern-fitted kitchen/dining room with a selection of integrated appliances, a 15ft reception room and a downstairs W.C. The reception room overlooks a 26ft south-facing, rear garden which provides access to the garage. Further benefits include gas central heating, double glazing throughout, a 19ft x 9ft garage and off road parking. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 023 92 661 662





OBSCURE FRONT DOOR

HALLWAY Door to WC, door to kitchen, door to reception room one, radiator, stairs to first floor, 'Amtico' flooring.

WC Obscure PVC double glazed window to front aspect, pedestal wash basin, radiator, close coupled WC, laminate flooring, extractor fan.

KITCHEN 14' 11" x 8' 6" (4.55m x 2.59m) PVC double glazed windows to front and rear aspect, radiator, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, 'Amtico' flooring, integral electric oven, integral fridge/freezer, cupboard housing wall mounted combination boiler, integral washer/dryer and an integral dishwasher.

RECEPTION ROOM 12' 10" narrowing to 9'10" x 15' 7" narrowing to 12'4" (3.91m x 4.75m) PVC double glazed French doors to garden, two radiators, door to under stairs cupboard.

FIRST FLOOR LANDING Doors to bedroom one, two, three and bathroom, door to airing cupboard, inspection hatch.

BEDROOM ONE 13' 10" x 8' 9" (4.22m x 2.67m) PVC double glazed window to rear aspect, radiator, door to en-suite.

ENSUITE Obscure PVC double glazed window to side aspect, pedestal wash basin, close coupled WC, stainless steel heated towel rail, extractor fan, walk in shower cubicle, tiled to principal areas, electric power shower.

BEDROOM TWO 10' 4" x 8' 9" (3.15m x 2.67m) PVC double glazed window to front aspect, radiator.

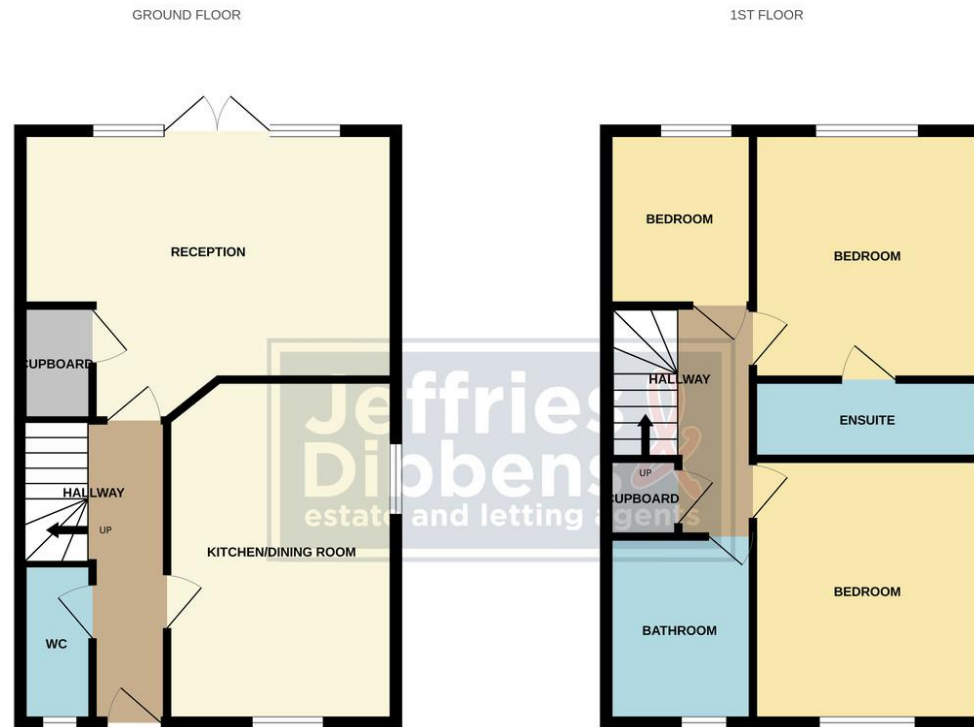
BEDROOM THREE 10' 3" x 6' 6" (3.12m x 1.98m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to front aspect, stainless steel heated towel rail, pedestal wash basin, close coupled WC, panel enclosed bath with electric power shower, tiled to principal areas, extractor fan.

REAR GARDEN 26' (7.92m) South facing, fully enclosed, mainly laid to paving, door to garage.

GARAGE 19' 8" x 9' 11" (5.99m x 3.02m) Up and over door, double mains sockets, lights.

AGENTS NOTE: Service charge: £229.10 per annum



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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	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

**Jeffries
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