

## **PROPERTY SUMMARY**

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this comprehensive, three bedroom, end terraced residence located in Devon Road, Copnor. Well presented throughout, this property offers a selection of benefits, including a double extension, triple glazing throughout and gas central heating. Ground floor accommodation consists of a downstairs W.C and two spacious reception rooms, the second reception room opens onto a modern-fitted kitchen and utility room. Bi-fold doors with integral blinds lead to a fully-enclosed, west-facing garden with side pedestrian access and access to the garage. The first floor consists of three bedrooms, a family bathroom and stairs leading to a loft room measuring 18ft. To appreciate all that is on offer, please contact Jeffries & Dibbens today! 02392 661 662

















#### OBSCURE PVC DOUBLE GLAZED FRONT DOOR

**HALLWAY** Obscure PVC double glazed windows to front aspect, stairs to first floor, double radiator, door to reception room two, door to WC.

**REC EPTION ROOM TWO** 11' 11" x 9' 7" (3.63m x 2.92m) French doors to reception room one, column radiator, open to kitchen/diner.

**WC** Obscure PVC double glazed window to side aspect, concealed cistern WC, radiator, vanity unit, lino flooring.

**REC EPTION ROOM ONE** 14' 5" into bay x 11' 9" (4.39m x 3.58m) PVC triple glazed bay w indow to front aspect, radiator, wall mounted electric heater.

**KITCHEW DINER** 16' 11" x 8' 2" narrowing to 7'6" (5.16m x 2.49m) PVC double glazed bi-fold doors with integral blinds leading to garden, range of wall and base units, quartz granite work surfaces, under counter lighting, spotlighting, integral electric oven, integral microwave, integral dishwasher, induction hob, sink with mixer tap and drainer unit, vertical radiator, integral fridge/freezer, door to utility room.

**UTILITY ROOM** Obscure PVC triple glazed window to side aspect, wall mounted combination boiler, base and wall units, plumbing for washing machine and tumble dryer, tiled to principal areas.

**FIRST FLOOR LANDING** PVC triple glazed w indow to side aspect, stairs leading to loft room, doors to bedroom one, bedroom two, bedroom three and bathroom, door to cupboard.

**BEDROOM ONE** 14' 1" x 10' 11" (4.29m x 3.33m) PVC triple glazed bay window to front aspect, radiator, built in w ardrobes.

**BEDROOM TWO** 11' 10" x 8' 10" (3.61m x 2.69m) PVC triple glazed w indow to rear aspect, radiator.

BEDROOM THREE 7' 1" x 6' 3" (2.16m x 1.91m) PVC triple glazed window to front aspect, radiator.

**BATHROOM** 11' 5" x 7' 11" (3.48m x 2.41m) Obscure PVC triple glazed w indow to rear aspect, vanity unit, concealed cistern WC, heated towel rail, bath, walk in shower cubicle.

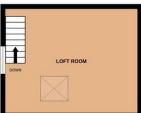
**LOFT ROOM** 17' 5" x 13' 3" (5.31m x 4.04m) Velux w indow to rear aspect, radiator, PVC triple glazed window to side aspect, eaves storage.

**REAR GARDEN** West facing, mainly laid to paving, access to garage, outside tap, side pedestrian access, artificial grass.

**GARAGE** 12' narrowing to 9'4" x 15' 9" (3.66m x 4.8m) Electric roller, power and lighting.

GROUND FLOOR 1ST FLOOR 2ND FLOOR





Whist 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 elementer. The plan is for disturbine propers only and choice to used as such by any prospective parchaser. The see as to their operating or efficiency can be given the set and no guarantee as to their operating or efficiency can be given.

## LOCAL AUTHORITY

Portsmouth City Council

# **TENURE**

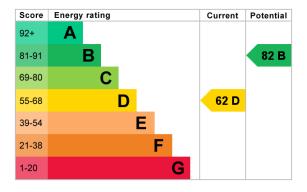
Freehold

# **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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