

£293,995
16 Silchester Road
Portsmouth, PO3 6NU

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this three double bedroom, mid-terraced property located in Silchester Road, Baffins. Located less than 130 metres from Baffins Pond and local shops and amenities, accommodation on the ground floor comprises a 22ft reception room, a 16ft modern fitted kitchen and an 8ft sun room which leads out onto the enclosed rear garden. First floor accommodation comprises two double bedrooms and a modern fitted bathroom, with stairs leading to the second floor where the 18ft master bedroom can be found along with an en-suite shower room. Additional benefits include double glazing & gas central heating. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Stairs to first floor, radiator, dado rail, under stairs storage cupboard, vinyl flooring, door to reception room, door to kitchen.

RECEPTION ROOM 22' 10" x 8' 9" (6.96m x 2.67m) Two PVC double glazed windows to front aspect, radiator, vertical radiator, vinyl flooring, feature fireplace with gas fire, double glazed aluminium sliding doors to sun room.

KITCHEN 16' 8" x 7' 9" (5.08m x 2.36m) PVC double glazed window to rear aspect, double glazed Velux window to rear aspect, doorway to sun room, modern fitted kitchen comprising wall and base units, roll top work surfaces, space for gas cooker with extractor over, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, tiled to principal areas, vinyl flooring, breakfast bar, spot lighting, wall mounted combination boiler.

SUN ROOM 8' 5" x 6' 3" (2.57m x 1.91m) PVC double glazed window to rear aspect, PVC double glazed door to garden, double glazed Velux window to rear aspect, radiator, vinyl flooring, spotlighting.

FIRST FLOOR LANDING PVC double glazed window to front aspect, door to bathroom, door to bedroom two and three, dado rail, stairs to second floor.

BEDROOM TWO 9' 10" x 8' 11" excluding wardrobe depth (3m x 2.72m) PVC double glazed window to front aspect, radiator, built in wardrobes.

BEDROOM THREE 11' 8" x 9' 4" excluding wardrobe depth (3.56m x 2.84m) PVC double glazed window to rear aspect, radiator, built in wardrobes.

BATHROOM 8' 3" min x 5' 8" (2.51m x 1.73m) Obscure PVC double glazed window to rear aspect, panel enclosed bath with mains shower over, vanity unit, close coupled WC, chrome heated towel rail, tiled to principal areas, lino flooring.

SECOND FLOOR LANDING Eaves storage, dado rail, door to.

BEDROOM ONE 18' 8" narrowing to 12' x 9' 7" excl. wardrobe narrowing to 5'5" including wardrobe (5.69m x 2.92) PVC double glazed windows to front aspect, PVC double glazed window to rear aspect, two radiators, range of built in wardrobes, door to ensuite shower room.

ENSUITE SHOWER ROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, walk in shower cubicle with electric shower unit, chrome heated towel rail, tiled walls, lino flooring.

REAR GARDEN Mainly laid to artificial grass with shingle area, block built shed with power and lighting, raised borders.





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		
81-91	B		82 B
69-80	C	70 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

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