



**£395,000**  
**114 Mayfield Road**  
Portsmouth, PO2 0RH



## PROPERTY SUMMARY

FOUR BEDROOMS! Jeffries & Dibbens are delighted to offer for sale this four bedroom, end terraced house located in Mayfield Road, North End. This property benefits from gas central heating, double glazing throughout and an outbuilding, measuring 15ft x 10ft, previously used as a garage. Ground floor accommodation comprises two reception rooms, a 22ft kitchen/diner, a utility room and a downstairs shower room. The first floor consists of three bedrooms, a family bathroom and stairs leading to the second floor where you will find a 18ft main bedroom, benefitting from an en-suite bathroom. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662







## **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Stairs to first floor, obscure PVC double glazed windows to side aspect, laminate flooring, under stairs storage cupboard space, sliding doors to reception room two, door to kitchen.

**RECEPTION ROOM TWO** 12' 7" x 10' 3" (3.84m x 3.12m) Open to reception room one, French doors to utility room.

**RECEPTION ROOM ONE** 16' 4" x 14' 9" into bay (4.98m x 4.5m) PVC double glazed bay window to front aspect, PVC double glazed window to side aspect, two double radiators, feature fireplace, laminate flooring.

**UTILITY ROOM** Space for washing machine, space for tumble dryer, base units, door to shower room.

**SHOWER ROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, walk in shower tray.

**KITCHEN** 22' 7" x 10' 9" narrowing to 10' 3" (6.88m x 3.28m) PVC double glazed windows to side aspect, PVC double glazed French doors to garden, range of wall and base units, roll top work surfaces, range cooker, overhead extractor fan, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, breakfast bar, two double radiators, door to larder.

**LARDER** Obscure PVC double glazed window to side aspect.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two, bedroom three and bathroom, PVC double glazed window to side aspect, radiator, stairs to second floor.

**BEDROOM TWO** 16' 4" x 14' 9" into bay (4.98m x 4.5m) PVC double glazed bay window to front aspect, radiator.

**BEDROOM THREE** 12' 9" x 10' 1" (3.89m x 3.07m) PVC double glazed window to rear aspect, radiator.

**BEDROOM FOUR** 10' 5" narrowing to 7' x 9' 11" (3.18m x 3.02m) PVC double glazed window to side aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin, bath with shower, fully tiled.

**SECOND FLOOR LANDING** Door to bedroom one.

**BEDROOM ONE** 18' 11" x 12' 3" narrowing to 5'10" (5.77m x 3.73m) PVC double glazed windows to front and rear aspect, fitted storage space, door to en-suite, spotlighting.

**ENSUITE** Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC.

**REAR GARDEN** 21' (6.4m) South facing, fully enclosed, side pedestrian access, outside tap, access to shed/garage.

**OUTBUILDING** 15' 3" x 10' 1" (4.65m x 3.07m) Power and light.



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 is given 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             |         |           |
| 55-68 | D             | 62 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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