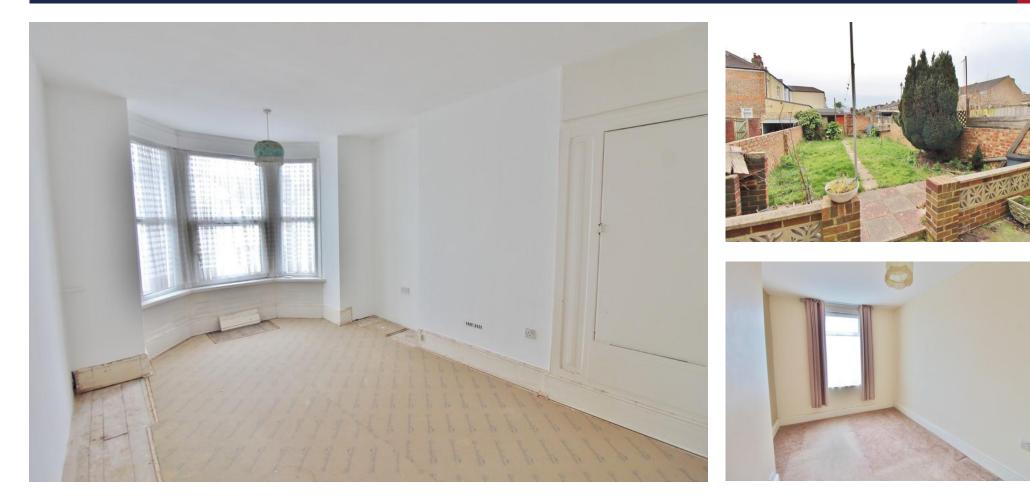


## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Chichester Road, North End. Accommodation comprises two reception rooms, a fitted kitchen, three bedrooms and an upstairs wet room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden with rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662









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

**HALLWAY** Stairs to first floor, double radiator, under stairs cupboard, doors to reception room one, reception room two and kitchen.

**RECEPTION ROOM ONE** 16' 3" into bay x 11' 5" (4.95m x 3.48m) PVC double glazed bay window to front aspect, double radiator.

**RECEPTION ROOM TWO** 16' 8" x 9' 5" (5.08m x 2.87m) PVC double glazed French doors to garden, radiator.

**KITCHEN** 11' 3" x 7' 7" (3.43m x 2.31m) PVC double glazed back door to garden, PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, gas cooker point, stainless steel sink with mixer tap and drainer unit, tiled to principal areas.

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

**BEDROOM ONE** 16' 4" into bay x 11' 6" (4.98m x 3.51m) PVC double glazed bay window to front aspect, double radiator, fitted storage.

**BEDROOM TWO** 14' 8" x 9' 5" narrowing to 8'3" (4.47m x 2.87m) PVC double glazed window to rear aspect, radiator, fitted storage.

**BEDROOM THREE** 11' 4" x 7' 7" (3.45m x 2.31m) PVC double glazed window to rear aspect, wall mounted combination boiler.

**WET ROOM** Obscure PVC double glazed window to front aspect, close coupled WC, floating wash basin, radiator, tiled to principal areas, extractor fan.

**REAR GARDEN** 48' (14.63m) approx South facing, fully enclosed, rear pedestrian access, mainly laid to paving.

GROUND FLOOR

1ST FLOOR

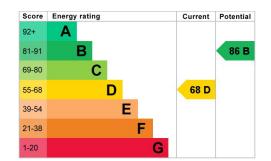


hist every attempt has been made to ensure the accuracy of the flooplan contained here, measurement doors, windows, corosm and any other terms are appointed and in exposibility is taken for any error prinsion or mis-statement. This plan is for illustrative purposes only and should be used as such by any spective purchaser. The services, systems and agained sets shown have not been tested and no guarante as to their operability 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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