

Jeffries & Dibbens  
**FOR SALE**  
023 9266 1662  
Hampshire

**£320,000**  
**42 Green Lane**  
Portsmouth, PO3 5EZ



## PROPERTY SUMMARY

**OFF ROAD PARKING FOR TWO VEHICLES!** Jeffries & Dibbens are delighted to bring to the market this extended, terraced house located in Green Lane, Copnor. Accommodation comprises three bedrooms and a family bathroom to the first floor. The ground floor offers two reception rooms and an impressive kitchen/breakfast room which overlooks the attractive, 59ft south-facing, rear garden with an additional providing off road parking for approximately two vehicles. Additional benefits include gas central heating, majority double glazing and a downstairs WC. For more information or to organise your internal inspection please contact our Portsmouth Office. Phone lines open late! 023 92 661 662!







## **HARDWOOD FRONT DOOR**

**HALLWAY** Obscure window to front aspect, radiator, stairs to first floor, cupboard housing gas and electric meters, door to reception room one, reception two and kitchen/breakfast room.

**RECEPTION ROOM ONE** 13' 10" into bay x 12' 2" (4.22m x 3.71m) PVC double glazed bay window to front aspect, double radiator, cast iron log burner with solid oak surround and marble hearth.

**RECEPTION ROOM TWO** 11' x 10' 8" (3.35m x 3.25m) Double radiator, fitted gas coal effect fire with feature surround and hearth, opening to.

**KITCHEN/BREAKFAST ROOM** 14' 8" narrowing to 7'4" x 16' 6" narrowing to 7'8" (4.47m x 5.03m) L shaped, three PVC double glazed windows to rear aspect, two double glazed Velux windows to rear aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, coloured sink with mixer tap and drainer, electric cooker point, tiled splash backs, integrated dishwasher, breakfast bar, laminate wooden flooring, spot lighting, extractor fan, door to WC.

**WC** Obscure PVC double glazed window to rear aspect, close coupled WC, wash hand basin, plumbing for washing machine, ceramic tiled flooring.

**FIRST FLOOR LANDING** Loft hatch, door to bathroom, bedroom one, bedroom two and bedroom three.

**BATHROOM** Obscure PVC double glazed window to rear aspect, three piece bathroom suite comprising panel enclosed bath with shower over, pedestal wash basin, close coupled WC, fully tiled, stainless steel towel radiator.

**BEDROOM ONE** 13' 11" into bay x 10' 11" (4.24m x 3.33m) PVC double glazed bay window to front aspect, double radiator, original cast iron fireplace.

**BEDROOM TWO** 12' 3" x 10' 10" (3.73m x 3.3m) Double glazed window to rear aspect, radiator, original cast iron fireplace, fitted wardrobe housing Vaillant combination boiler (installed September 2018).

**BEDROOM THREE** 7' 3" x 7' 1" (2.21m x 2.16m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 59' (21.64m) approx. South facing, fully enclosed, mainly laid to paving, raised 11' x 9' decked area, outside tap, mature flower and shrub borders, wooden shed, wooden gate leading to shingle area providing potential for off road parking.

**OFF ROAD PARKING** 17' 9" x 15' 8" (5.41m x 4.78m) Laid to shingle, wooden gate leading to garden. Off road parking for approximately two vehicles.





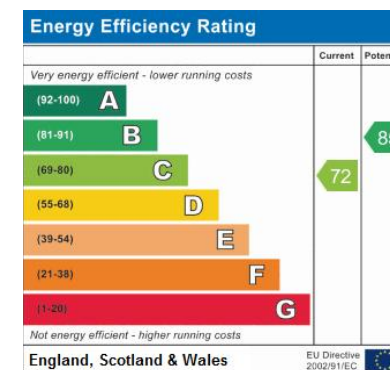
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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