

# **PROPERTY SUMMARY**

Jeffries & Dibbens are pleased to offer for sale this three double bedroom, mid-terraced property located in Paddington Road, North End. The spacious accommodation on offer to the ground floor comprises two reception rooms measuring 15ft & 14ft respectively, a 12ft fitted kitchen, a WC and a lean-to conservatory. First floor accommodation offers three double bedrooms plus a modern fitted shower room. Additional benefits include double glazing gas central heating and a 38ft, west facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

















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

**HALLWAY** Double radiator, stairs to first floor, doors to reception room one and two, doorway to kitchen, under stairs storage cupboard.

**RECEPTION ROOM ONE** 15' 3" into bay x 9' 8" into recess (4.65m x 2.95m) PVC double glazed bay window to front aspect, obscure borrowed light window to kitchen, radiator.

**KITCHEN** 12' 4" x 7' 4" (3.76m x 2.24m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, space for gas cooker with extractor over, space for fridge/freezer, plumbing for washing machine, stainless steel sink and drainer unit with mixer tap over, tiled to principal areas, spotlights, door to WC.

**WC** Obscure PVC double glazed window to side aspect, low level WC, wall mounted 'Ideal' combination boiler.

**RECEPTION ROOM TWO** 14' 7" x 8' 10" into recess (4.44m x 2.69m) PVC double glazed window to side aspect, double glazed sliding doors to lean-to/conservatory, double radiator.

**LEAN-TO/CONSERV ATORY** 9'5" x 7'1" (2.87m x 2.16m) PVC double glazed windows to rear and side aspect, PVC double glazed doors to garden, polycarbonate roof.

FIRST FLOOR LANDING Loft hatch, built in storage cupboard, doors to.

**BEDROOM ONE** 12' 8" excluding recess x 11' 8" (3.86m x 3.56m) PVC double glazed window to front aspect, two built in wardrobes, double radiator.

**BEDROOM TWO** 12' 3" x 7' 4" (3.73m x 2.24m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to side aspect, low level WC, pedestal mounted wash basin, walk in shower cubide with mains powered shower, chrome heated towel rail, tiled to principal areas, tiled flooring, spotlights, extractor.

**BEDROOM THREE** 11' 3" x 7' 8" (3.43m x 2.34m) PVC double glazed window to rear aspect, built in wardrobe, feature fireplace with tiled surround and hearth, radiator.

**REAR GARDEN** 38' 2" x 13' 10" (11.63m x 4.22m) West facing garden, mainly laid to artificial grass with paved areas, storage shed, outside tap.

GROUND FLOOR 1ST FLOOR



Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measurem of doors, windows, rooms and any other items are approximate and no responsibility is taken for any en omission or mis-statement. This plan is for illustrative purposes only and should be used as such by ar prospective purchaser. The solid plan is for illustrative purposes only and should be used as such by ar prospective purchaser. The solid plan is not illustrative purposes only and should be used as such by a prospective purchaser. The solid plan is not illustrative purposes. The solid plan is not incompared to the solid plan incompared to the solid plan is not incompared to the solid plan incompared to the so

## LOCAL AUTHORITY

Portsmouth City Council

### **TENURE**

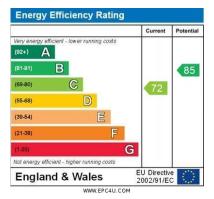
Freehold

# **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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