

OFFERS IN EXCESS OF

£270,000

15 Paddington Road

Portsmouth, PO2 0DU

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/CONSERVATORY 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 cubicle 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.



Floor plan of the first floor:

- RECEPTION ROOM ONE
- KITCHEN
- WC
- HALLWAY
- UP (staircase)
- DOWN (staircase)
- STORAGE
- RECEPTION ROOM TWO
- LEAN-TO CONSERVATORY

Floor plan of a 3-bedroom house. The plan shows three bedrooms (Bedroom 1, Bedroom 2, Bedroom 3) in yellow, a bathroom in light blue, a landing, a storage area, and a staircase with 'UP' and 'DOWN' directions. A red 'X' and the word 'ents' are overlaid on the left side.

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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