

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

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Disabled  
badge  
holders  
only

**£310,000**  
**26 Glenthorne Road**  
Portsmouth, PO3 5DN



## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, end terraced property located in Glenthorne Road, Copnor. Well presented throughout, the spacious accommodation on offer to the ground floor comprises a 25ft open plan reception room, a 7ft modern fitted kitchen, a WC, plus an additional reception room/utility room measuring 18ft. First floor accommodation offers three bedrooms and a modern fitted bathroom. Additional benefits include double glazing, gas central heating, plus a 57ft rear garden with side pedestrian access! Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662





## OBSCURE PVC DOUBLE GLAZED FRONT DOOR

**HALL** Two obscure PVC double glazed windows to front aspect, radiator, stairs to first floor, under stairs storage cupboard, door to WC, door to reception room one.

**WC** Close coupled WC with integral sink, tiling to principal areas, built-in storage cupboard housing combination boiler.

**RECEPTION ROOM ONE** 25' 08" into bay x 13' into recess, narrowing to 10' 09" (7.82m x 3.96m) PVC double glazed bay window to front aspect, wood laminate flooring, dado rail, feature fireplace with gas fire and tiled surround & hearth, two radiators, archway to kitchen, PVC double glazed doors to reception room two/utility room.

**KITCHEN** 7' 10" x 7' 09" (2.39m x 2.36m) PVC double glazed borrowed light window to reception room two/utility room, obscure PVC double glazed window to side aspect, range of wall and base level units, square edge work surfaces with matching splash back, under cupboard sensor lighting, integral electric oven with electric hob and extractor hood over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, integral fridge & integral freezer.

**RECEPTION ROOM TWO/UTILITY ROOM** 18' 09" x 8' 04" (5.72m x 2.54m) PVC double glazed windows to rear aspect, PVC double glazed doors to garden, skylight, roll top work surface with space for tumble dryer and plumbing for washing machine, space for fridge/freezer, spot lighting.

**FIRST FLOOR LANDING** Loft hatch with pull down ladder, spot lighting, doors to:-

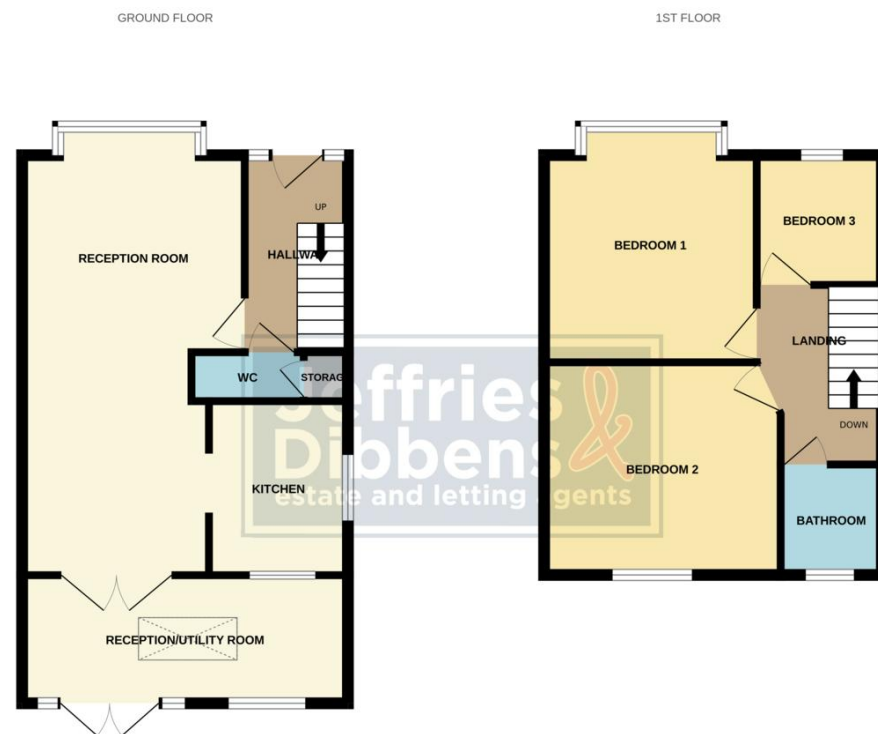
**BEDROOM ONE** 14' 03" into bay x 9' excluding wardrobe (4.34m x 2.74) PVC double glazed bay window to front aspect, radiator, range of built-in wardrobes.

**BEDROOM TWO** 12' 08" into recess x 10' 10" (3.86m x 3.3m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** PVC double glazed window to front aspect, dado rail, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, panelled bath with mains shower over, close coupled WC with concealed cistern, vanity unit, radiator, tiling to principal areas.

**GARDEN** 57' 03" x 20' 04" (17.45m x 6.2m) Mainly laid to paving with lawn area, outside tap, external power point, side pedestrian access, brick-built storage shed with power & 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 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		84 B
69-80	C		
55-68	D	58 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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