

**£345,000**  
**63 Compton Road**  
Portsmouth, PO2 0SR



## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this three bedroom, semi-detached property located in Compton Road, Hilsea. Well presented throughout, accommodation comprises two reception rooms measuring 14ft & 11ft respectively, a 20ft modern fitted kitchen, an upstairs family bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and a fully enclosed rear garden with side pedestrian access. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662







## COMPOSITE FRONT DOOR

**HALLWAY** Obscure PVC double glazed windows to front aspect, vertical radiator, wood laminate flooring, built-in cupboard housing gas meter, stairs to first floor, under stairs storage cupboard housing electric meter and consumer unit, door to kitchen, door to reception room one.

**RECEPTION ROOM ONE** 14' 01" into bay x 12' 05" into recess (4.29m x 3.78m) PVC double glazed bay window to front aspect, column style radiator, feature fireplace, picture rail, spot lighting, wood laminate flooring, opening to:-

**RECEPTION ROOM TWO** 11' 05" x 11' 04" (3.48m x 3.45m) PVC double glazed window to rear aspect, PVC double glazed doors to garden, two column style radiators, wood laminate flooring, picture rail, spot lighting.

**KITCHEN** 20' 05" x 8' 01" narrowing to 6' 09" (6.22m x 2.46m) PVC double glazed window to rear aspect, PVC double glazed door to garden, column style radiator, modern fitted kitchen comprising range of wall and base level units, roll top work surfaces, matching splash backs, stainless steel sink and drainer unit with adjustable mixer tap over, integral electric oven with integral electric hob & extractor hood over, space for fridge/freezer, integral dishwasher, plumbing for washing machine, space for additional under counter appliance, tiled floor, spot lighting.

## FIRST FLOOR LANDING Doors to:-

**BEDROOM ONE** 13' 10" into bay x 11' 03" (4.22m x 3.43m) PVC double glazed bay window to front aspect, column style radiator, spot lighting.

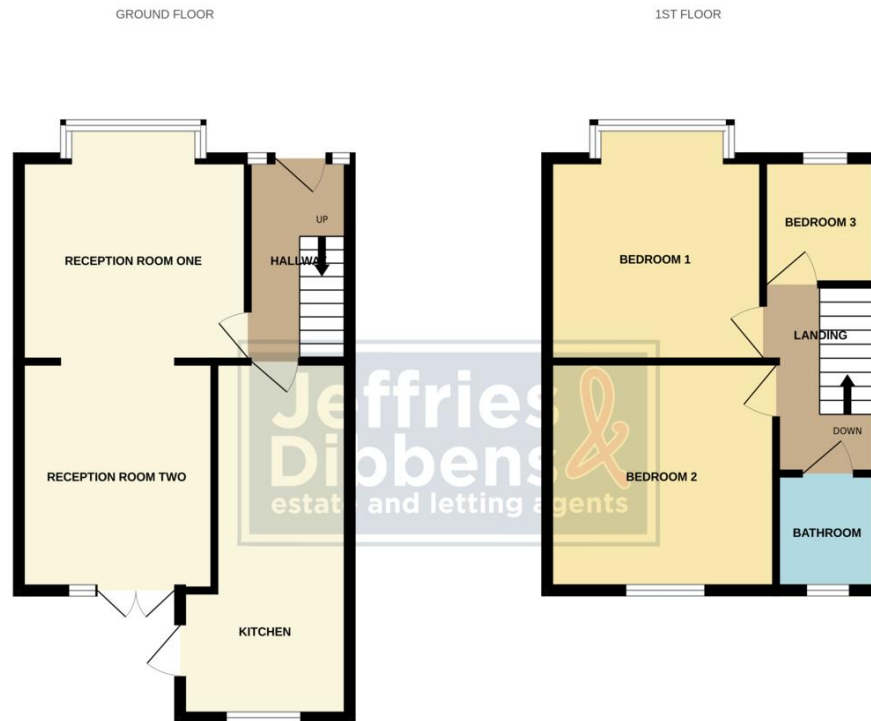
**BEDROOM TWO** 12' 07" including wardrobe depth x 11' 11" (3.84m x 3.63m) PVC double glazed window to rear aspect, column style radiator, picture rail, built-in wardrobe, cupboard housing wall mounted combination boiler.

**BEDROOM THREE** 8' 02" x 7' 01" (2.49m x 2.16m) PVC double glazed window to front aspect, column style radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, wall mounted wash basin, tile enclosed bath with electric shower unit over, tiling to principal areas, tiled floor, spot lighting, loft hatch, heated towel rail.

**REAR GARDEN** Mainly laid to lawn with paved area, raised decked area, flower & shrub borders, external power point, outside tap, side pedestrian access, wooden storage shed.

**SHARED DRIVEWAY** Electric vehicle charging point.



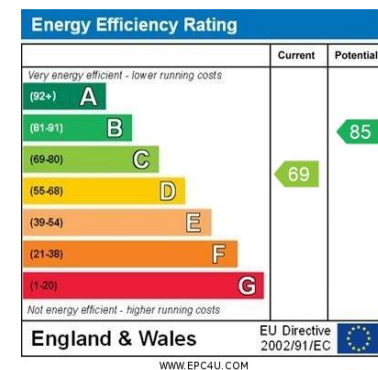
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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