

£405,000
20 Hartley Road
Portsmouth, PO2 9HU

PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this exceptionally presented, three bedroom, end of terrace style residence located in Hartley Road, Hilsea. The centrepiece of the ground floor is a fully-integrated, ultra modern-fitted kitchen/dining area, measuring 24ft x 16ft. This overlooks the fully paved rear garden via bi-fold doors. The ground floor also offers an additional reception room to the front of the property and a separate WC. The first floor comprises three bedrooms and a modern, family shower room. Externally the property boasts off road parking for approximately three vehicles to the front of the property, the rear garden benefits from side pedestrian access and a garden room with the potential for an annexe. This is currently arranged as a gym and a salon, complete with air conditioning and WC. Further benefits include gas central heating, full double glazing and Karndean flooring throughout the ground floor. To fully appreciate all this property has to offer, contact our Portsmouth office! 02392 661 662





COMPOSITE FRONT DOOR

PORCH Two obscure PVC double glazed windows to front aspect, 'Kamdean' flooring, opening to hallway.

HALLWAY Radiator, door to reception room one, stairs to first floor, opening to kitchen/diner, under stairs cupboard with lighting, 'Kamdean' flooring.

KITCHEN/DINING ROOM 16' 7" narrowing to 14' 10" x 24' 9" (5.05m x 7.54m) PVC double glazed bi-fold doors to garden, double radiator, 'Kamdean' flooring, spotlight lighting, range of wall and base level units, 'Corian' worktops with integral sink and drainer unit with a mixer tap over with instant hot water setting, integral electric hob, integral electric oven, integral microwave/oven, built-in retractable AEG extractor fan, space for 'American' style fridge/freezer, utility cupboard housing plumbing for washing machine & space for dryer, integral dishwasher, fitted electric blinds, integrated wine fridge, bar area.

RECEPTION ROOM ONE 13' 4" x 11' 11" (4.06m x 3.63m) PVC double glazed window to front aspect, radiator, fitted storage, 'Kamdean' flooring, fitted electric feature fireplace.

WC Obscure PVC double glazed window to side aspect, close coupled WC, floating wash basin, wall mounted combination boiler.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to bedrooms and bathroom.

BEDROOM ONE 13' 5" x 10' 3" (4.09m x 3.12m) PVC double glazed window to front aspect, radiator, spot lighting, two built-in wardrobes.

BEDROOM TWO 11' 11" x 9' 7" narrowing to 9' plus wardrobe depth (3.63m x 2.92m) PVC double glazed window to rear aspect, built-in wardrobes, radiator, 'Kamdean' flooring.

BEDROOM THREE 7' 1" x 6' 9" max (2.16m x 2.06m) PVC double glazed window to front aspect, radiator, built-in wardrobes.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC with concealed cistern, walk-in shower cubicle with 'rainfall' style shower attachment, fully tiled, smart mirror, vanity unit, heated towel rail, spotlighting, extractor fan.

OUTSIDE

REAR GARDEN 26' 6" x 20' 2" (8.08m x 6.15m) Indian sandstone paving throughout, BBQ area, side pedestrian access, external hot & cold tap, outdoor lighting, PVC double glazed doors to outbuilding & salon.

OUTBUILDING 10' 0" x 10' 06" (3.05m x 3.2m) Spotlighting, door to storage cupboard, air conditioning, power & light.

SALON 10' 06" max x 9' 9" max (3.2m x 2.97m) Power & light, electric shower, door to WC, air conditioning, spotlighting.

WC Close coupled WC, floating wash basin, spotlighting.



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 B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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