

**£485,000**  
**32 Blakesley Lane**  
Portsmouth, PO3 5UG



## PROPERTY SUMMARY

NO FORWARD CHAIN! Five Bedrooms! Jeffries & Dibbens are delighted to bring to the market this end-terraced, townhouse located in Blakesley Lane, Anchorage Park. This executive residence is offered in excellent condition throughout and is arranged over three floors. The ground floor hosts a stunning kitchen/diner with a selection of integrated appliances overlooking the attractive, rear garden in addition to a bedroom/study and a WC. The first floor comprises the 17' reception room, the modern-fitted family shower room and two further bedrooms. The top floor offers the master bedroom with a modern-fitted en-suite shower room and the second bedroom with an en-suite bathroom. Externally the double garage with power & light is complemented by a block-paved driveway providing off road parking for multiple vehicles. Further features include gas central heating, double glazing and a CCTV system. Don't miss out, call us today! 023 92 661 662





#### **OBSCURE COMPOSITE FRONT DOOR**

**HALLWAY** Obscure PVC double glazed window to front aspect, door to WC, stairs to first floor, folding door to reception room, door to kitchen, under stairs cupboard, Kamdean flooring, radiator, CCTV.

**WC** Obscure PVC double glazed window to front aspect, stainless steel heated towel rail, concealed cistern WC, vanity unit, tiled to principal areas, cupboard housing fuse board and electric meter.

**RECEPTION ROOM TWO/BEDROOM FIVE** 16' 2" x 8' 5" (4.93m x 2.57m) PVC double glazed window to front aspect, Kamdean flooring, double radiator.

**KITCHEN/DINER** 17' x 11' 8" (5.18m x 3.56m) PVC double glazed French doors to garden, PVC double glazed window to rear aspect, vertical double radiator, Range of wall and base units and island with quartz work surfaces, tiled splashbacks, twin Butler sinks, two fitted electric ovens, stainless steel gas hob with extractor over, integrated washing machine, and dishwasher, space for American style fridge freezer, cupboard housing wall mounted boiler, woodblock breakfast bar and work surface with integrated wine chiller, Kamdean flooring.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, stairs to second floor, door to reception room two, doors to bedrooms three and four, door to shower room, built in storage cupboard.

**RECEPTION ROOM ONE** 17' 1" x 11' 11" (5.21m x 3.63m) PVC double glazed windows to rear aspect, two double radiators, laminate flooring.

**BEDROOM FOUR** 8' 2" max x 7' max (2.49m x 2.13m) PVC double glazed window to front aspect, radiator.

**BEDROOM THREE** 9' 11" x 8' 6" (3.02m x 2.59m) PVC double glazed window to front aspect, radiator.

**STORAGE/ airing cupboard** Storage space housing CCTV hub.

**SHOWER ROOM** Spot lighting, walk in shower area, 'Rainfall' shower over, vanity unit, stainless steel towel radiator, concealed cistern low level WC, extractor fan, fully tiled, ceramic tiled flooring.

**SECOND FLOOR LANDING** PVC double glazed window to side aspect, radiator, doors to bedroom one and bedroom two.

**BEDROOM ONE** 11' 10" max x 14' 11" max into wardrobe depth" (3.61m x 4.55m) PVC double glazed window to rear aspect, double glazed Velux window to rear aspect, two radiators, door to ensuite, range of built in wardrobes, laminate flooring.

**ENSUITE SHOWER ROOM** Three piece shower room, walk in shower cubicle with 'Rainfall' shower head over, vanity unit with concealed cistern WC, stainless steel heated towel radiator, extractor fan, fully tiled, ceramic tiled flooring.

**BEDROOM TWO** 13' 8" max x 11' 7" narrowing to 8' into wardrobe depth (4.17m x 3.53m) PVC double glazed window to front aspect, radiator, loft hatch, built in storage cupboard, door to ensuite bathroom.

**ENSUITE BATHROOM** Double glazed Velux window to front aspect, three piece bathroom suite, wash hand basin, spot lighting, low level concealed cistern WC, bath, laminate flooring, stainless steel towel radiator, fully tiled.

**REAR GARDEN** 35' x 21' (10.67m x 6.4m) approx. Fully enclosed, side pedestrian access, paved area, outside tap, outside lighting, extension double socket, CCTV.

**DOUBLE GARAGE** 16' 8" x 15' 11" (5.08m x 4.85m) Brick built, twin up and over doors, power and light, loft additional storage.

**OUTSIDE** Block paved driveway providing off road parking for multiple vehicles, side pedestrian access, access to double garage.





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 E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	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

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