

# **PROPERTY SUMMARY**

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, semi-detached property located in Feltons Place, Hilsea. Offered with no forward chain, the accommodation on the ground floor comprises an 18ft reception room, a 9ft fitted kitchen and an 18ft conservatory. First floor accommodation offers two double bedrooms and a modern fitted shower room. Additional benefits include majority double glazing, gas central heating and a 31ft rear garden with side pedestrian access. The property also boasts a garage with power & light plus a driveway to provide off road parking. Contact our Portsmouth branch to arrange your viewing! 02392 661 662

















#### **OBSCURE HARDWOOD FRONT DOOR**

**PORCH** PVC double glazed window to front aspect, built in cupboard housing electric meter and consumer unit, obscure glazed door to.

**RECEPTION ROOM** 18' 6" narrowing to 9'1" x 15' 10" narrowing to 9'2" (5.64m x 4.83m) PVC double glazed box bay window to front aspect, PVC double glazed sliding doors to conservatory, radiator, double radiator, feature fireplace with electric fire, stairs to first floor, under stairs storage cupboard, door to.

**KITCHEN** 9' x 8' 11" (2.74m x 2.72m) Window to rear aspect, door to conservatory, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for gas cooker, extractor, space for fridge/freezer, plumbing for washing machine, radiator, tiled to principal areas.

**CONS ERV ATORY** 18' 1" x 7' 4" (5.51m x 2.24m) Dual aspect glazed windows, glazed sliding doors to garden, door to garage, wall mounted electric heater, outside tap.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, PVC double glazed window to front aspect, radiator, built in storage cupboard, built in airing cupboard housing 'Ideal' combination boiler, loft hatch, doors to.

**BEDROOM ONE** 12' including wardrobe x 9' 2" (3.66m x 2.79m) PVC double glazed window to front aspect, double radiator, built in wardrobe.

**BEDROOM TWO** 11' 3" x 8' 11" (3.43m x 2.72m) PVC double glazed window to rear aspect, radiator.

**SHOWER ROOM** 7' x 5' 11" (2.13m x 1.8m) Obscure PVC double glazed window to rear aspect, walk in shower cubicle with mains shower, pedestal mounted wash basin, close coupled WC, radiator, fully tiled walls.

**REAR GARDEN** 31' 3" x 20' 08" (9.53m x 6.3m) Mainly laid to paving with decking area, greenhouse, mature borders, wooden storage shed with power, side pedestrian access.

GARAGE 17' 4" x 7' 9" (5.28m x 2.36m) Electric roller door, power and light.

**OUTSIDE** Driveway to provide off road parking.

GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 guarante as to their openability or officiency can be given.

## LOCAL AUTHORITY

Portsmouth City Council

## **TENURE**

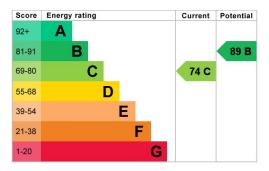
Freehold

## **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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