

# PROPERTY SUMMARY

NO FORWARD CHAIN! Located in Kensington Road, Copnor this terraced, bay & forecourt style property is available for sale with Jeffries & Dibbens. Accommodation comprises three bedrooms including the 13' x 12' master and the family bathroom on the first floor. The ground floor offers a 26' lounge/diner, a 14' kitchen/breakfast room an additional WC and a conservatory/utility room. Further features include partial double glazing, gas central heating and a fully enclosed, west-facing, rear garden. Contact us today! 023 92 661 662

















#### PVC DOUBLE GLAZED FRONT DOOR

**HALLWAY** Two radiators, under stairs storage cupboard housing meters, doors to lounge/diner, WC and kitchen/breakfast room.

**LOUNGE/DINER** 26' 5" max into bay x 10' 7" max narrowing to 8' (8.05m x 3.23m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, two radiators.

**WC** Obscure PVC double glazed window to side aspect, radiator, low level WC, wash hand basin.

**KITCHEN/BREAKFAST ROOM** 14' x 10' 3" (4.27m x 3.12m) PVC double glazed window to rear aspect, window to rear aspect, door to conservatory, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, electric and gas cooker point, plumbing for washing machine, tiled splash back.

**CONSERVATORY/UTILITY** 10' 10" x 6' 5" (3.3m x 1.96m) Windows to rear and side aspect, door to garden, polycarbonate roof, plumbing point.

FIRST FLOOR LANDING Built in storage cupboard, doors to all rooms.

**BEDROOM ONE** 13' 9" x 12' 10" (4.19m x 3.91m) Two PVC double glazed windows to front aspect, double radiator.

**BEDROOM TWO** 14' narrowing to 11'7" x 10' 3" (4.27m x 3.12m) PVC double glazed window to rear aspect, radiator, cupboard housing combination boiler, built in wardrobe.

**BEDROOM THREE** 10' 6" x 8' (3.2m x 2.44m) PVC double glazed window to rear aspect, radiator, range of built in wardrobes.

**BATHROOM** Obscure PVC double glazed window to side aspect, radiator, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal wash basin, low level WC, tiled to principal areas.

**REAR GARDEN** 28' x 14' (8.53m x 4.27m) Fully enclosed, mainly laid to lawn, flower and shrub borders, outside tap, west facing.

GROUND FLOOR 1ST FLOOR



Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, noons 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 to been tested and no guarante as to their operability or efficiency can be given.

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## LOCAL AUTHORITY

Portsmouth City Council

## **TENURE**

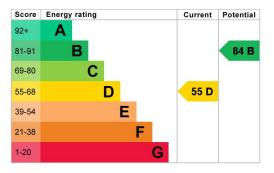
Freehold

## **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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