

**£285,000**  
**23 Warspite Close**  
Portsmouth, PO2 9NX



## PROPERTY SUMMARY

**OFF ROAD PARKING!** Jeffries & Dibbens are delighted to bring to the market this two bedroom, mid-terraced property located in Warspite Close, Hilsea. Well presented throughout, the accommodation on the ground floor offers a 13ft reception room, a 12ft modern fitted kitchen, an 11ft conservatory, plus a WC. First floor accommodation comprises two bedrooms and a modern fitted bathroom. Additional benefits include double glazing, gas central heating and a south facing garden. The property also boasts off road parking plus an additional allocated parking space! Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

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#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Radiator, stairs to first floor, wood laminate flooring, door to.

**RECEPTION ROOM** 13' 10" x 9' 8" (4.22m x 2.95m) PVC double glazed window to front aspect, wood laminate flooring, radiator, door to.

**KITCHEN** 12' 10" x 8' 7" (3.91m x 2.62m) PVC double glazed window to rear aspect, doorway to conservatory, range of wall and base units, stainless steel sink and drainer unit with adjustable mixer tap over, integral electric oven, integral microwave oven, integral 5 ring gas hob with extractor over, plumbing for washing machine, tiled to principal areas, under stairs storage cupboard, integral fridge/freezer, spot lighting, tiled floor.

**CONSERVATORY** 11' 8" x 8' 10" (3.56m x 2.69m) Obscure PVC double glazed windows to side aspect, PVC double glazed windows to rear aspect, PVC double glazed doors to garden, polycarbonate roof, radiator, tiled flooring, door to WC.

**WC** Obscure PVC double glazed window to side aspect, close coupled WC, vanity basin, tiled walls and floor.

**FIRST FLOOR LANDING** Loft hatch with pull down ladder, doors to.

**BEDROOM ONE** 12' 11" max x 11' (3.94m x 3.35m) PVC double glazed window to front aspect, built in storage cupboard, radiator.

**BEDROOM TWO** 11' 5" x 6' 5" (3.48m x 1.96m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, panel enclosed bath with 'Rainfall' style shower over, close coupled WC, vanity unit, spot lighting, extractor, tiled walls and floor, heated towel rail.

**REAR GARDEN** South facing, mainly laid to shingle with patio area, outside tap, wooden shed with power and light.

**FRONT** Off road parking.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Jeffries  
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