

**£289,995**  
**14 Sywell Crescent**  
Portsmouth, PO3 5XU

## PROPERTY SUMMARY

Sywell Crescent, Anchorage Park. Jeffries & Dibbens are delighted to be chosen to market this two bedroom, end of terrace style property offered in excellent condition, complete with gas central heating and double glazing throughout. In addition to the two bedrooms, the accommodation comprises a first floor family bathroom, a modern-fitted kitchen, a 15' reception room and a double glazed conservatory which overlooks the south-east facing, rear garden complete with side pedestrian access. The property also boasts a 16' detached garage with power & light, this is accessed at the rear of the property via the driveway which also offers additional off road parking. To fully appreciate all this property has to offer, an internal inspection is considered essential. Arrange your viewing today by contacting our Portsmouth branch. 023 92 661 662





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

**HALLWAY** Radiator, meter cupboard, door to kitchen, laminate wooden flooring.

**KITCHEN** 8' 5" x 8' (2.57m x 2.44m) PVC double glazed window to front aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, electric cooker point, space for fridge/freezer, plumbing for washing machine, tiled splash back, tile effect laminate wooden flooring.

**RECEPTION ROOM** 15' 7" x 11' 10" (4.75m x 3.61m) Sliding door to conservatory, two double radiators, laminate wooden flooring, stairs to first floor.

**CONSERVATORY** 9' 9" x 9' 1" (2.97m x 2.77m) PVC double glazed windows to rear and side aspect, PVC doors to garden, double radiator, laminate wooden flooring.

**FIRST FLOOR LANDING** Loft access with pull down ladder, doors to all rooms.

**BATHROOM** 8' 6" x 5' 9" (2.59m x 1.75m) Obscure PVC double glazed window to front aspect, stainless steel towel radiator, three piece bathroom suite comprising panel enclosed bath with shower over, pedestal basin, close coupled WC, tiled to principal areas, cupboard housing 'Vaillant' combination boiler.

**BEDROOM ONE** 12' 4" max x 9' 7" max, into wardrobe depth (3.76m x 2.92m) PVC double glazed window to rear aspect, double radiator, built in storage cupboard, built in mirrored wardrobe.

**BEDROOM TWO** 11' 10" x 5' 9" (3.61m x 1.75m) PVC double glazed window to front aspect, double radiator.

**REAR GARDEN** South-east facing, fully enclosed, laid to lawn, laid to shingle, outside tap located at front of house, side pedestrian access, rear vehicular access leading to private off road parking and garage.

**GARAGE** 16' 8" x 8' 2" (5.08m x 2.49m) Up and over door, power and light.





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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   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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