

£375,000
41 Northwood Road
Portsmouth, PO2 9QT

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are pleased to offer for sale this three bedroom, semi-detached property located in Northwood Road, Hilsea. Well presented throughout, the accommodation to the ground floor comprises a 15ft reception room, a further reception room also measuring 15ft with sliding doors opening onto the rear garden, a 10ft modern fitted kitchen, plus a WC. First floor accommodation offers three bedrooms and a modern fitted bathroom. Additional benefits include double glazing, gas central heating and the 33ft south-east facing garden with side pedestrian access. The property also boasts a garage! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, radiator, stairs to first floor, under stairs storage cupboard, door to WC, laminate wood flooring, door to reception room one, door to reception room two.

RECEPTION ROOM ONE 15' 6" into bay x 15' 1" into recess (4.72m x 4.6m) PVC double glazed bay window to front aspect, radiator, laminate wood flooring, feature fireplace with gas fire.

RECEPTION ROOM TWO 15' 2" x 12' into recess (4.62m x 3.66m) PVC double glazed sliding doors to garden, laminate wood flooring, radiator, opening to kitchen.

KITCHEN 10' x 8' 5" (3.05m x 2.57m) PVC double glazed window to side aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, integral gas oven and grill, integral gas hob with extractor over, integral dishwasher, integral fridge/freezer, sink and drainer unit with mixer tap over, tiled to principal areas, built in storage cupboard, built in utility cupboard with plumbing for washing machine and wall mounted 'Ideal' combination boiler.

FIRST FLOOR LANDING PVC double glazed window to side aspect, loft hatch with pull down ladder, radiator, doors to.

BEDROOM ONE 15' 5" into bay x 12' 6" excluding wardrobe (4.7m x 3.81m) PVC double glazed window to front aspect, radiator, range of built in wardrobes.

BEDROOM TWO 11' 6" x 9' 10 excluding wardrobes" (3.51m x 3m) PVC double glazed window to rear aspect, radiator, range of built in wardrobes.

BEDROOM THREE 10' 1" x 8' 4" including wardrobe (3.07m x 2.54m) PVC double glazed window to rear aspect, radiator, built in wardrobe.

BATHROOM 7' x 6' 6" (2.13m x 1.98m) Obscure PVC double glazed window to front aspect, panelled corner bath with electric shower unit over, close coupled WC, vanity unit, fully tiled walls and floor, spot lighting, extractor fan, chrome heated towel rail.

REAR GARDEN 33' x 22' (10.06m x 6.71m) South-East facing, laid to paving with decked area, outside tap, side pedestrian access, PVC double glazed door to garage.

GARAGE 16' 2" x 8' 2" (4.93m x 2.49m) Electric roller door, power and light, PVC double glazed window to front aspect.





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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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