

Jeffries & Dibbens
FOR SALE
023 9266 1662
jdea.co.uk

£360,000

11 Green Farm Gardens

Portsmouth, PO3 5JD

PROPERTY SUMMARY

SEMI-DETACHED PROPERTY WITH A GARAGE! Jeffries & Dibbens are delighted to offer for sale this three bedroom, semi-detached property located in Green Farm Gardens, Hilsea. This property resides in a well desired, cul-de-sac location and offers a range of benefits including gas central heating, double glazing throughout and a fully-enclosed, private garden with pedestrian access. Accommodation comprises a 28ft living room, a downstairs W.C, a fitted kitchen and a 16ft dining room overlooking the garden. The first floor consists of three bedrooms and a family bathroom. The property also benefits from a shared driveway leading to a garage measuring 16ft x 8ft. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 66 1 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure hardwood front door.

HALLWAY Stairs to first floor, double radiator, PVC double glazed window to side aspect, laminate flooring, under stairs cupboard space, borrowed light window, door to WC.

WC Obscure PVC double glazed window to side aspect, floating wash basin, tiled to principal areas, close coupled WC, radiator, laminate flooring.

RECEPTION ROOM ONE 28' 3" narrowing to 14'10" x 11' 9" narrowing to 8'9" (8.61m x 3.58m) Borrowed light window, PVC double glazed bay window to front aspect, fitted shutters, two double radiators, laminate flooring, wall mounted gas meter, window to rear aspect.

KITCHEN 9' 2" x 8' 10" (2.79m x 2.69m) Obscure PVC double glazed window to side aspect, laminate flooring, range of wall and base units, marble work surfaces, built in 'Caple' sink with mixer tap and drainer unit, integral fridge/freezer, integral washing machine, cupboard housing wall mounted combination boiler, induction hob, fitted electric oven, integral microwave, overhead extractor fan, glass splash back, open to dining room.

DINING ROOM 16' 7" narrowing to 14'11" x 8' 1" (5.05m x 2.46m) PVC double glazed window to rear aspect, PVC double glazed sliding doors to garden, double radiator.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom, PVC double glazed window to side aspect, airing cupboard, inspection hatch.

BEDROOM ONE 11' 8" x 11' 5" (3.56m x 3.48m) PVC double glazed windows to front aspect, fitted wardrobes, radiator.

BEDROOM TWO 11' 5" x 10' (3.48m x 3.05m) PVC double glazed window to rear aspect, fitted wardrobes, radiator.

BEDROOM THREE 8' 7" narrowing to 7" x 6' 10" (2.62m x 2.08m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, radiator, fitted bath, electric power shower, tiled to principal areas.

REAR GARDEN 34' (10.36m) Patio area, flower and shrub borders, side pedestrian access, outside tap, door to garage.

GARAGE 16' 6" x 8' 2" (5.03m x 2.49m) Up and over door, power and light.





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		78 C
55-68	D	67 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.

**Jeffries
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estate and letting agents

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