

£313,500
19 Hartley Road
Portsmouth, PO2 9HU

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this extended, three bedroom, mid-terraced property located in Hartley Road, Hilsea. Beautifully presented throughout, the accommodation on the ground floor comprises two reception rooms both measuring 14ft, a WC, plus a 16ft modern fitted kitchen/diner with integrated appliances. First floor accommodation offers three bedrooms plus a modern fitted family bathroom. Additional benefits include double glazing, gas central heating, and a 42ft south facing garden. We anticipate high levels of interest in this property and recommend arranging an internal viewing at your earliest convenience, contact our Portsmouth branch! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

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

RECEPTION ROOM ONE 14' into bay x 11' 3" into recess (4.27m x 3.43m) PVC double glazed bay window to front aspect, wood laminate flooring, column style radiator, feature fireplace with tiled surround and hearth.

WC Low level WC, vanity unit, tiled to principal areas, extractor.

RECEPTION ROOM TWO 14' into recess x 12' 1" (4.27m x 3.68m) Radiator, opening to.

KITCHEN/DINER 16' 8" x 12' 3" (5.08m x 3.73m) PVC double glazed window to rear aspect, PVC double glazed doors to garden, skylight, vertical radiator, modern fitted kitchen comprising range of wall and base units, square edge work surfaces and splash back, 1 1/2 bowl sink and drainer unit with adjustable mixer tap, 'Range' style 'Smeg' cooker, extractor hood over, integral fridge/freezer, integral dishwasher, integral washing machine, spot lighting.

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

BEDROOM ONE 13' 11" into bay x 10' 2" excluding recess (4.24m x 3.1m) PVC double glazed bay window to front aspect, two built in wardrobes, radiator.

BEDROOM TWO 12' 1" x 9' 6" into recess (3.68m x 2.9m) PVC double glazed window to rear aspect, original cast iron feature fireplace, radiator, built in wardrobe.

BEDROOM THREE 9' 3" x 7' 3" (2.82m x 2.21m) PVC double glazed window to rear aspect, radiator, built in cupboard housing combination boiler.

BATHROOM Obscure PVC double glazed window to front aspect, panel enclosed bath with 'Rainfall' style shower over, close coupled WC, vanity unit, tiled to principal areas, vertical radiator.

REAR GARDEN 42' 8" x 17' 6" (13m x 5.33m) South facing, mainly laid to lawn with patio area, outside tap, storage shed.





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 is given 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		
81-91	B		
69-80	C		77 C
55-68	D	61 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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