

# **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.

GROUND FLOOR 1ST FLOOR



Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurem of doors, windows, rooms and any other items are approximate and no responsibility is taken for any er ornission or mis-statement. This pain is for flustrately purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guara as the thors consoling or efficiency can be efficiency to the

## **LOCAL AUTHORITY**

Portsmouth City Council

## **TENURE**

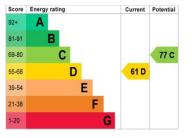
Freehold

## **COUNCIL TAX BAND**

Band C

#### **VIEWINGS**

By prior appointment only



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, Terror ist 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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