

£365,000
76 Madeira Road
Portsmouth, PO2 0SY

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are delighted to offer for sale this impeccable, three bedroom, terraced property located in Madeira Road, Hilsea. Ground floor accommodation comprises two 11ft open-plan reception rooms, a 19ft modern-fitted kitchen/breakfast room and a downstairs WC. The first floor consists of three bedrooms and a family bathroom to the first floor. To the rear is a fully-enclosed, private garden with composite decking and access to garage measuring 20ft x 14ft, with an electric roller door and pedestrian access. Additional benefits include gas central heating via a combination boiler, double glazing and bespoke fitted shutters throughout. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURER COMPOSITE FRONT DOOR

HALLWAY Stairs to first floor, PVC double glazed window to front aspect, fitted shutters, column style radiator, Herringbone laminate flooring, cupboard housing gas & electric meters, door to kitchen, door to reception room one.

RECEPTION ROOM 22' 4" x 13' 0" (6.81m x 3.96m) PVC double glazed bay window to front aspect, fitted shutters x3, two vertical radiators, borrowed light window, fitted cupboard, wall mounted heater.

KITCHEN 19' 10" max x 15' 3" narrowing to 6' 7" (6.05m x 4.65m) PVC double glazed window to rear aspect, PVC double glazed French doors to garden, Velux window to rear aspect, two vertical radiators, fitted shutters, marble effect porcelain tiled floor, range of wall and base level units, one and a half bowl ceramic sink with mixer tap & drainer unit, Quartz worktops throughout, fitted wine fridge, spotlighting, space for fridge/freezer, integral double oven, integral induction hob, breakfast bar, plumbing for washing machine, obscure PVC double glazed door to garden, door to WC.

WC Obscure PVC double glazed window to rear aspect, column style radiator, floating wash basin, close coupled WC, tiling to principal areas, spot lighting.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 11' 11" plus wardrobe depth x 11' 0" (3.63m x 3.35m) PVC double glazed bay window to front aspect, fitted shutters, double radiator, two fitted wardrobes.

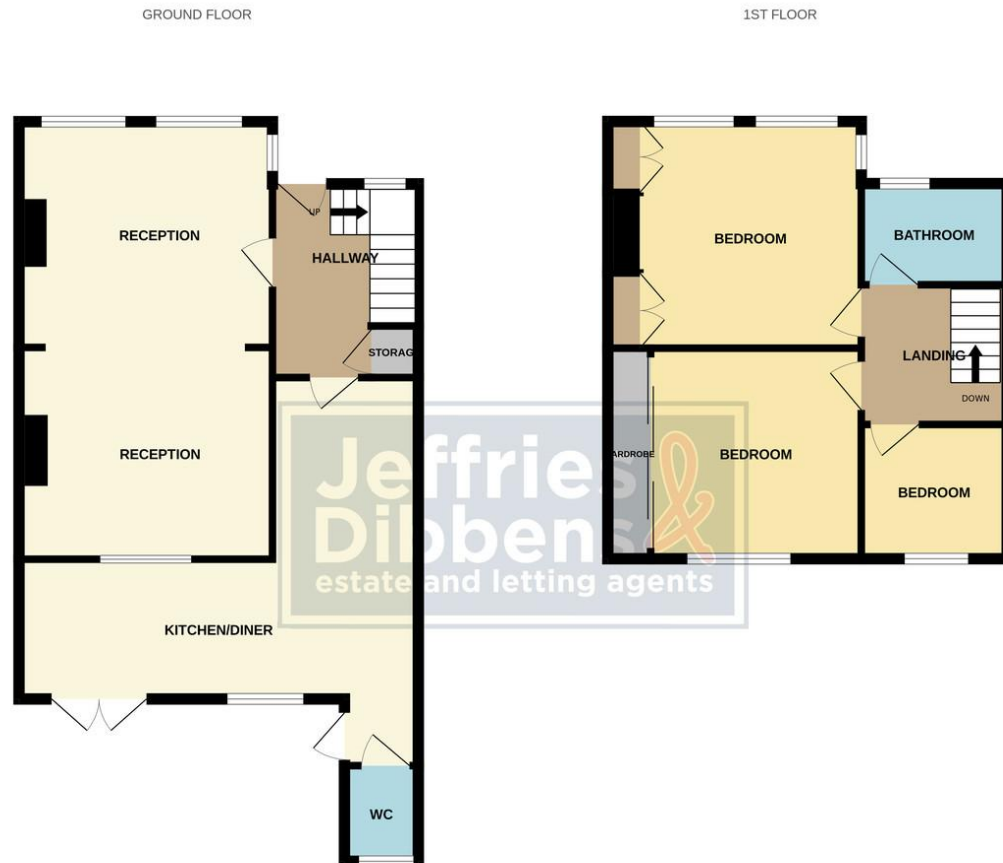
BEDROOM TWO 11' 0" x 10' 11" plus wardrobe depth (3.35m x 3.33m) PVC double glazed window to rear aspect, fitted shutters, radiator, fitted glass/mirrored wardrobes, laminate flooring.

BEDROOM THREE 7' 11" x 7' 10" (2.41m x 2.39m) PVC double glazed window to rear aspect, fitted shutters, wall mounted 'Vaillant' combination boiler, radiator, fitted mirrored wardrobes.

BATHROOM Obscure PVC double glazed window to front aspect, fitted shutters, close coupled WC, bath with rainfall style shower over, vanity unit, spot lighting, fully tiled walls, tiled floor, extractor fan, heated towel rail.

GARDEN 24' (7.32m) Fully enclosed, composite decking, outside tap, PVC double glazed door to garage, external lighting.

GARAGE 20' x 14' 11" (6.1m x 4.55m) Electric roller door, power & light, obscure PVC double glazed door to rear access.



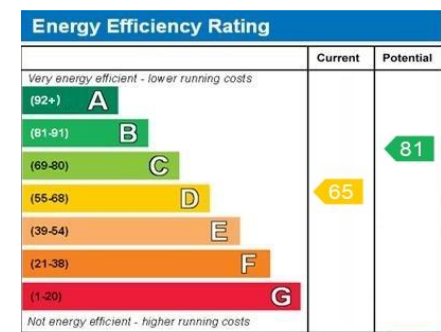
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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