

£400,000
37 The Ridings
Portsmouth, PO2 0UE

PROPERTY SUMMARY

OFF ROAD PARKING FOR MULTIPLE VEHICLES! Jeffries & Dibbens are delighted to offer for sale this three double bedroom, detached residence located in The Ridings, Gatcombe Park. Ground floor accommodation comprises a W.C, a 27ft reception room, a sun room and a modern-fitted, fully-integrated kitchen. The first floor consists of three double bedrooms, a modern-fitted four piece family bathroom and a study/walk-in wardrobe. Additional benefits include gas central heating, double glazing throughout, an integral 18ft garage and a fully-enclosed, private garden with side pedestrian access and a wood shed. Please contact Jeffries & Dibbens Portsmouth today to arrange an internal viewing! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR

HALLWAY Door to garage, door to reception room, door to WC, Karndean flooring, underfloor heating.

GARAGE 18' 2" x 8' 1" (5.54m x 2.46m) Power and light, electric roller door, space for fridge/freezer, plumbing for washing machine, space for tumble dryer.

WC Close coupled WC, vanity unit, underfloor heating.

RECEPTION ROOM 27' 8" x 10' 10" narrowing to 8' 10" (8.43m x 3.3m) PVC double glazed window to front aspect, fitted shutters, Karndean flooring throughout, wall mounted electric fireplace, open to sun room, open to kitchen, under stairs cupboard door, stairs to first floor, underfloor heating.

SUN ROOM 8' 9" narrowing to 3' 6" x 15' 7" (2.67m x 4.75m) PVC double glazed windows to side and rear aspect, PVC double glazed French doors to garden, Karndean flooring, log burner, two vertical radiators, fixed skylight.

KITCHEN 10' 3" x 8' 9" (3.12m x 2.67m) PVC double glazed French doors to garden, PVC double glazed windows to rear aspect, range of wall and base units, laminate work surfaces, stainless steel sink with mixer tap and drainer unit, induction hob, integral electric double oven, integral dishwasher, integral fridge and freezer, spotlighting, extractor fan, Karndean flooring, underfloor heating.

FIRST FLOOR LANDING Doors to bedrooms one, two, three, study and bathroom, 2 x fitted storage, radiator, glass balustrade.

BEDROOM ONE 13' 7" x 11' 8" (4.14m x 3.56m) PVC double glazed windows to front aspect, radiator.

BEDROOM TWO 14' 11" x 8' 8" (4.55m x 2.64m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 8" x 9' 1" (3.56m x 2.77m) PVC double glazed window to front aspect, radiator.

WALK IN WARDROBE/STUDY 5' 3" x 5' (1.6m x 1.52m) PVC double glazed window to rear aspect, radiator.

BATHROOM 9' x 8' 7" (2.74m x 2.62m) Obscure PVC double glazed window to rear aspect, walk in shower, bath, concealed cistern WC, vanity unit, spotlighting, panelling, heated towel rail, extractor fan, Karndean flooring.

REAR GARDEN 37' x 32' (11.28m x 9.75m) approx. Southfacing, fully enclosed, side pedestrian access, composite decking, outside tap, wooden shed, patio area, feature panelling.





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		83 B
69-80	C		
55-68	D		
39-54	E	52 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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