

£330,000
75 Compton Road
Portsmouth, PO2 0SR

PROPERTY SUMMARY

NO FORWARD CHAIN! This extended, semi-detached residence located in Compton Road, Hilsea is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises three bedrooms and a four-piece family bathroom to the first floor. The ground floor offers two reception rooms and a 17', modern-fitted kitchen/diner with a selection of integrated appliances. Externally the property boasts an attractive rear garden measuring approximately 45' in length and a 16' garage with power & light accessible via the shared driveway. Further features include gas central heating, double glazing and a completely renewed roof covering (completed 2024). For more information or to arrange an internal inspection please contact our Portsmouth branch. 023 92 661 662





HARDWOOD FRONT DOOR

HALLWAY Obscure window to front aspect, radiator in radiator cover, stairs to first floor, under stairs storage cupboard, door to kitchen and reception room two.

RECEPTION ROOM TWO 11' 7" x 11' 3" (3.53m x 3.43m) Double glazed sliding door to kitchen/diner, window to rear aspect, radiator, opening to reception room one.

RECEPTION ROOM ONE 13' 11" into bay x 12' 4" (4.24m x 3.76m) PVC double glazed bay window to front aspect, double radiator, radiator, fitted coal effect gas fire with feature surround and hearth.

KITCHEN/DINER 17' 11" narrowing to 6'7" x 15' 5" narrowing to 6'3" (5.46m x 4.7m) L-Shaped PVC double glazed window to rear aspect, PVC double glazed patio door to garden, radiator, range of wall and base units, copper effect work surfaces and matching splash backs, stainless steel sink with mixer tap and drainer unit, ceramic induction hob with splash backs, stainless steel extractor over, integrated washing machine, dishwasher, fridge and freezer, fitted stainless steel electric oven and integrated microwave, wine cooler, breakfast bar with illuminated display cabinet over.

FIRST FLOOR LANDING Loft hatch, doors to all rooms.

BEDROOM ONE 14' into bay x 11' 3" (4.27m x 3.43m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 12' 8" x 9' 7" (3.86m x 2.92m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 2" x 7' 3" (2.49m x 2.21m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, four piece bathroom suite comprising panel enclosed bath, walk in shower cubicle, vanity unit, close coupled WC, tiled to principal areas, waterproof panelling to principal areas, stainless steel towel radiator, spot lighting, extractor.

REAR GARDEN 45' (13.72m) approx. Fully enclosed, mainly laid to lawn, raised patio area, mature flower and shrub borders, raised decked area, access to garage, outside tap, side pedestrian access, iron gates leading to shared drive providing vehicular access.

GARAGE 16' x 8' (4.88m x 2.44m) Brick built, up and over door, power and light, accessed via shared driveway.





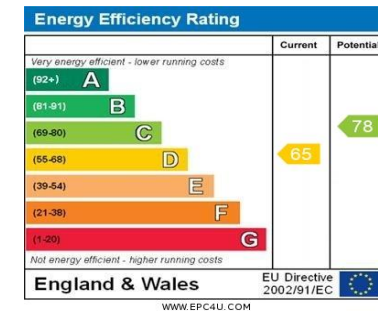
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries
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