



£389,995
8 The Parkway
Portsmouth, PO3 6GQ

PROPERTY SUMMARY

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for this well-presented, three bedroom town house, located in The Parkway, Milton. Close to local amenities and overlooking the Lime Tree Park, this property offers a selection of benefits. Accommodation comprises a downstairs W.C, an 19ft integral garage and a reception room to the ground floor. The first floor consists of an additional reception room and a 16ft modern-fitted kitchen/dining room complete with fully integrated appliances. The second floor consists of a modern-fitted family bathroom and three bedrooms, the main bedroom benefiting from a modern-fitted, en-suite shower room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing rear garden with pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing. Call us today! 02392 661 662

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COMPOSITE FRONT DOOR TO HALLWAY

HALLWAY Radiator, door to WC, stairs to first floor, door to garage, door to reception room one, laminate flooring, thermostat.

WC Obscure PVC double glazed window to front aspect, close coupled WC, radiator, pedestal mounted wash basin, vinyl flooring.

GARAGE 19' 6" x 9' 9" (5.94m x 2.97m) Up and over door, power & light, gas & electric meters, fuse board, space for freezer, space for tumble dryer.

RECEPTION ROOM ONE 16' 11 max" x 9' 2" (5.16m x 2.79m) PVC double glazed French doors to garden, laminate flooring, radiator, cupboard housing wall mounted boiler & immersion tank, under stairs cupboard space.

FIRST FLOOR LANDING Radiator, door to kitchen/diner, door to reception room two, stairs to second floor.

KITCHEN/DINER 15' 11" narrowing to 8' 4" x 16' 11" narrowing to 9' 10" (4.85m x 5.16m) Two PVC double glazed windows to rear aspect, two radiators, range of wall and base level units, roll top work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over, spot lighting, integral electric oven with gas hob and extractor over, stainless steel splash back, vinyl flooring, integral under counter fridge, integral fridge & freezer, integral dishwasher, integral washing machine, tiling to principal areas, island with fitted storage.

RECEPTION ROOM TWO 17' 0" x 12' 0" narrowing to 9' 9" (5.18m x 3.66m) Three PVC double glazed windows to front aspect, radiator, wall mounted electric fire.

SECOND FLOOR LANDING Doors to bedrooms one, two & three, door to bathroom, radiator, loft inspection hatch.

BEDROOM ONE 9' 11" narrowing to 6' 4" x 14' 9" plus wardrobe depth (3.02m x 4.5m) PVC double glazed window to front aspect, radiator, door to en-suite, fitted mirrored wardrobes.

ENSUITE SHOWER ROOM Close coupled WC, pedestal mounted wash basin, stainless steel heated towel rail, tiling to principal areas, extractor fan, vinyl flooring, walk-in shower cubicle, spot lighting.

BEDROOM TWO 11' 8" narrowing to 9' 5" x 9' 9" (3.56m x 2.97m) PVC double glazed window to rear aspect, radiator, fitted wardrobes.

BEDROOM THREE 8' 3" x 6' 9" (2.51m x 2.06m) PVC double glazed window to rear aspect, radiator.

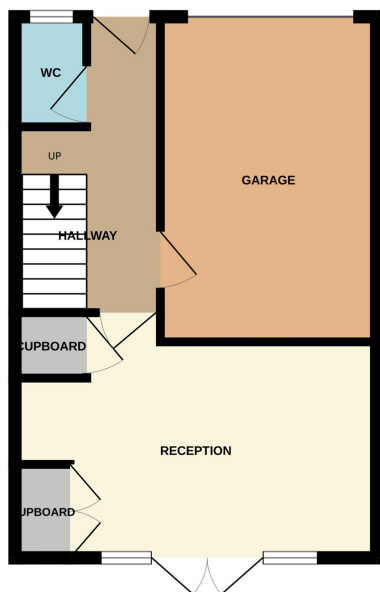
BATHROOM Close coupled WC, bath with electric power shower, pedestal mounted wash basin, tiling to principal areas, extractor fan, vinyl flooring.

GARDEN 39' (11.89m) South facing, shrub borders, mainly laid to artificial grass, patio area, rear pedestrian access, outside tap, external power point.

FRONT Driveway to provide off road parking.

Service Charge: £197.00

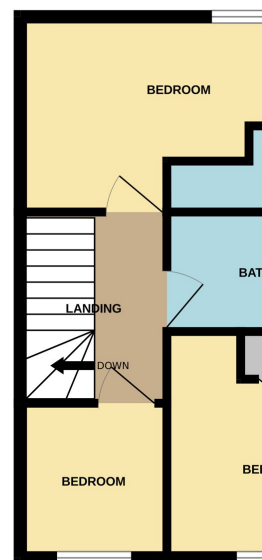
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		

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

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