

Jeffries & Dibbens
FOR SALE
023 9266 1442

£282,500
47 Wesley Grove
Portsmouth, PO3 5ER

PROPERTY SUMMARY

DOUBLE GARAGE & NO FORWARD CHAIN! Jeffries & Dibbens are pleased to present this three-bedroom terraced home in Wesley Grove, Copnor. The ground floor offers two spacious 14ft reception rooms, a fitted kitchen, a utility room, a downstairs W.C and a conservatory. The first floor consists of three bedrooms and a family bathroom. Added benefits include gas central heating, double glazing throughout, a partially-boarded loft and a fully-enclosed, private garden. To the rear of the garden, is a 17ft x 16ft double garage, with an electric roller door and pedestrian access. To appreciate all that is offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Gas meters, door to hallway.

HALLWAY Stairs to first floor, door to hallway, radiator.

HALLWAY TWO Under stairs cupboard space housing electric meters, door to reception room one and reception room two, obscure sliding door to kitchen.

RECEPTION ROOM ONE 14' 3" into bay x 11' 11" (4.34m x 3.63m) PVC double glazed bay window to front aspect, radiator.

RECEPTION ROOM TWO 14' 6" into bay x 9' 11" (4.42m x 3.02m) Bay window to rear aspect, double radiator, serving hatch.

KITCHEN 8' 4" x 7' 4" (2.54m x 2.24m) Obscure French doors to sun room, range of wall and base units, roll top work surfaces, space for fridge/freezer, tiled to principal areas, gas cooker point, stainless steel sink with mixer tap and drainer unit, serving hatch.

UTILITY ROOM 8' 5" max x 8' 2" max (2.57m x 2.49m) PVC double glazed window to rear aspect, base units, stainless steel sink with drainer unit, door to WC, borrowed light window.

WC Window to rear aspect, close coupled WC, tiled to principal areas.

CONSERVATORY 9' 3" x 8' 3" narrowing to 5' 11" (2.82m x 2.51m) PVC double glazed back door to garden, PVC double glazed windows to rear aspect, polycarbonate roof.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom, inspection hatch.

BEDROOM ONE 14' 8" into bay x 10' 11" (4.47m x 3.33m) PVC double glazed bay window to front aspect, double radiator.

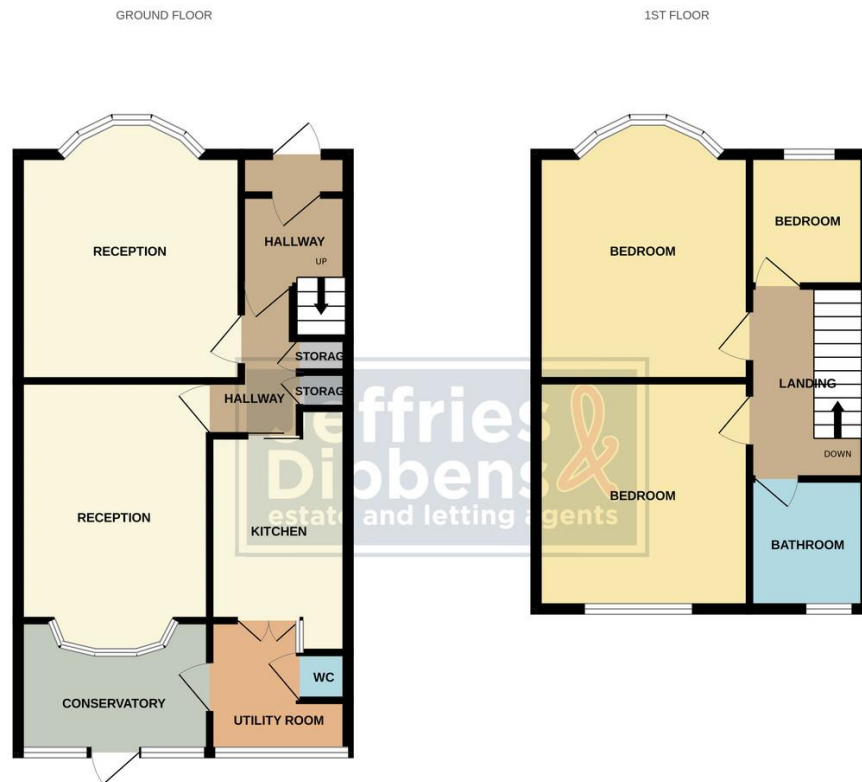
BEDROOM TWO 12' 1" x 10' 11" (3.68m x 3.33m) PVC double glazed window to rear aspect, radiator, wall mounted 'Ideal' combination boiler.

BEDROOM THREE 7' 9" x 6' 7" (2.36m x 2.01m) PVC double glazed window to front aspect.

BATHROOM Obscure PVC window to rear aspect, radiator, close coupled WC, floating wash basin, bath with shower attachment, fully tiled.

REAR GARDEN 22' (6.71m) Fully enclosed, artificial grass, flower and shrub borders, outside tap, door to double garage.

DOUBLE GARAGE 17' 7" x 16' 1" (5.36m x 4.9m) Electric roller door, power and light.



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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	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.

**Jeffries
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estate and letting agents

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