

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this substantial, three bedroom, end-terraced property located in Oriel Road, North End. The first floor comprises three bedrooms, a family shower room and access to the 15' loft room. The ground floor offers two reception rooms, a 12' kitchen, a conservatory and an additional WC. Further benefits include gas central heating, double glazing and a 31' fully enclosed, rear garden. Contact our Portsmouth branch for more information! 023 92 661 662

















COMPOSITE FRONT DOOR

INNER PORCH Obscure PVC double glazed window to front aspect, door to.

REC EPTION ROOM ONE 15' 8" into bay x 15' 9" (4.78m x 4.8m) PVC double glazed bay window to front aspect, double radiator, fitted gas fire with feature surround and hearth, door to hallway.

HALLWAY Double radiator, stairs to first floor, under stairs storage cupboard housing electric meters, folding door to kitchen, door to reception room two.

KITCHEN 10' x 9' 4" (3.05m x 2.84m) PVC double glazed window to rear aspect, obscure double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted stainless steel gas hob, electric oven and extractor over, integrated fridge/freezer, larder/utility cupboard, tiled splash back, extractor.

LARDER/UTILITY CUPBOA RD Obscure window to rear aspect, wall mounted boiler, plumbing for washing machine.

REC EPTION ROOM TWO 15' 10" x 11' 11" (4.83m x 3.63m) Double glazed window to side aspect, double radiator, built in storage cupboard, fitted gas fire, double glazed patio door to conservatory.

CONSERVATORY 9' 4" x 6' 5" (2.84m x 1.96m) PVC double glazed window to rear aspect, PVC double glazed door to garden, polycarbonate roof, built in storage cupboard, door to WC.

WC Obscure window to rear aspect, high level WC.

FIRST FLOOR LANDING Radiator, stairs to second floor, doors to bedroom one, bedroom two, bedroom three and shower room.

BEDROOM TWO 13' 1" x 11' 11" (3.99m x 3.63m) Double glazed window to rear aspect, radiator.

SHOWER ROOM Obscure PVC double glazed window to side aspect, radiator, walk in shower area, pedestal basin, close coupled WC, tiled to principal areas.

BEDROOM THREE 9' 4" \times 10' 1" (2.84m \times 3.07m) Double glazed windows to side and rear aspect, cupboard housing water tank.

BEDROOM ONE 15' 8" into bay x 14' 2" (4.78 m x 4.32 m) PVC double glazed bay w indow to front aspect, PVC double glazed w indow to front aspect, double radiator.

SECOND FLOOR LANDING Eaves access, door to.

LOFT ROOM 15' 7" x 12' 1" (4.75m x 3.68m) Double glazed window to rear aspect, radiator, eaves access.

REAR GARDEN 31' \times 16' (9.45m \times 4.88m) Fully enclosed, mainly laid to law n, outside tap, storage cupboard.

GROUND FLOOR 1ST FLOOR 2ND FLOOR



Whits every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, noons and any other terms are approximate and no responsibility is basen for rany error, omission or me-selement. This plan is no floralizative purposes only and bloodie used as such by any prospective parchases. The exercises of the floralizative purposes only and bloodie used as such by any prospective parchases. The exercises of the such as the properties of the such as the such

LOCAL AUTHORITY

Portsmouth City Council

TENURE

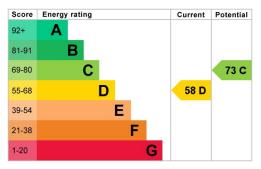
Freehold

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, Terror ist 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.



OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT

023 9266 1662 portsmouth@jeffries.co.uk www.jdea.co.uk