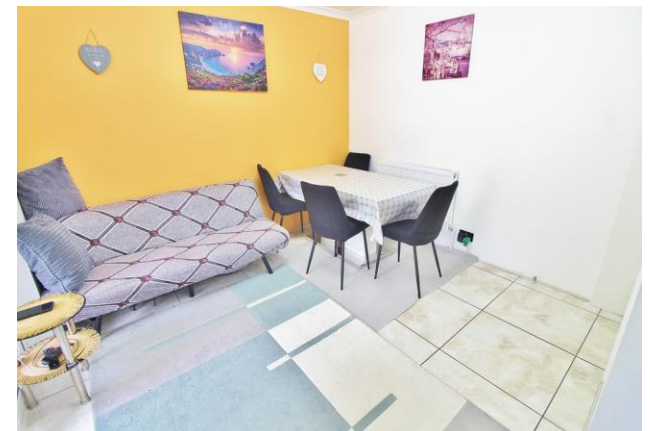




£315,000
73 Lovett Road
Portsmouth, PO3 5EX

PROPERTY SUMMARY

GARAGE & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom double bay & forecourt style property located in Lovett Road, Copnor. In addition to three bedrooms, accommodation comprises two reception rooms, a 16ft kitchen, a 9ft sun room, an upstairs bathroom and a loft room. Externally you will find a 49ft fully enclosed rear garden benefitting from rear pedestrian access and access to the 16ft garage which has been converted into a bar and storage. Further benefits include full double glazing and gas central heating! Call Jeffries & Dibbens, acting as sole agents, to arrange your internal viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, under stairs storage cupboard housing gas and electric meters, doors to reception room one and reception room two, stairs to first floor landing.

RECEPTION ROOM ONE 13' 11" x 12' (4.24m x 3.66m) PVC double glazed bay window to front aspect, radiator, gas fireplace.

RECEPTION ROOM TWO 10' 10" x 10' 2" (3.3m x 3.1m) Two radiators, PVC double glazed doors to sun room, tiled flooring, open to kitchen.

KITCHEN 16' x 7' 6" (4.88m x 2.29m) PVC double glazed window to rear aspect, range of wall and base units, granite sink with stainless steel mixer tap and drainer unit, space for fridge/freezer, plumbing for washing machine, integrated oven, gas hob, tiled to principal areas.

SUN ROOM 9' 11" x 7' 5" (3.02m x 2.26m) PVC double glazed windows to rear aspect, radiator, tiled flooring, space for tumble dryer, PVC double glazed door to garden.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bathroom, doorway to bedroom three, stairs to loft room.

BEDROOM ONE 14' x 10' 3" into bay (4.27m x 3.12m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 10' 10" x 10' 1" (3.3m x 3.07m) PVC double glazed window to rear aspect, radiator, wall mounted combination boiler.

BEDROOM THREE 7' 6" x 7' 6" (2.29m x 2.29m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, heated towel rail, panel enclosed bath with mains powered shower, close coupled WC, wall mounted wash basin with vanity unit, tiled to principal areas, extractor fan.

LOFT ROOM Double glazed Velux window to rear aspect, power and lighting.

REAR GARDEN 49' 7" x 17' 4" (15.11m x 5.28m) Mainly laid to patio and grass, raised decking area, brick built outbuilding with power and light, door to garage with power and light, rear pedestrian access, outside tap.

GARAGE 16' 07" x 11' 08" (5.05m x 3.56m)

Converted into a summer house with storage, built-in bar, power & lighting, up & over door to rear providing vehicular access. Has the potential to be converted back into a garage to provide off road parking for one vehicle.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 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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