



**Offers over £300,000**  
**184c Northern Parade**  
Portsmouth, PO2 9LU



## PROPERTY SUMMARY

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this three bedroom, end of terrace property located in Northern Parade, Hilsea. Accommodation comprises a 14ft reception room, an 11ft x 11ft kitchen and a downstairs W.C. The first floor consists of three bedrooms and a fitted family bathroom. Added benefits include gas central heating, double glazing throughout and a 51ft private, rear garden with side and rear pedestrian access. The rear access leads you to a garage and off road parking. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





**OBSCURE PVC DOUBLE GLAZED FRONT DOOR** Leading to hallway.

**HALLWAY** Obscure PVC double glazed window to front aspect, stairs to first floor, double radiator, door to reception room and kitchen, door to lobby, laminate flooring.

**RECEPTION ROOM** 14' 9" x 11' 3" (4.5m x 3.43m) PVC double glazed bay window to front aspect, radiator.

**KITCHEN** 11' 4" x 11' 2" (3.45m x 3.4m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, double radiator, gas cooker point, 1 1/2 bowl stainless steel sink with adjustable mixer tap and drainer unit, plumbing for washing machine, plumbing for dishwasher, wall mounted ideal boiler, space for fridge/freezer, over head extractor hood, tiled to principal areas, glass splash back, lino flooring.

**LOBBY** Door to WC, laminate flooring, obscure PVC double glazed back door to garden.

**WC** Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, laminate flooring.

**FIRST FLOOR LANDING** Door to bedroom one, bedroom two, bedroom three and bathroom, airing cupboard.

**BEDROOM ONE** 11' 3" x 11' 1" (3.43m x 3.38m) PVC double glazed window to rear aspect, radiator, fitted wardrobes.

**BEDROOM TWO** 14' 9" x 9' 2" (4.5m x 2.79m) PVC double glazed window to front aspect, radiator.

**BEDROOM THREE** 9' 10" x 7' 8" (3m x 2.34m) PVC double glazed window to front aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, panel enclosed bath with shower attachment, pedestal wash basin, fully tiled, stainless steel heated towel rail.

**REAR GARDEN** 51' (15.54m) approx. Fully enclosed, mainly laid to paving, rear pedestrian access, outside tap, side pedestrian access, raised decking.

**GARAGE** Up and over door.







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.  
 Made with Metropix 3.0023

**LOCAL AUTHORITY**  
 Portsmouth City Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band C

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   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



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

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