

# **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.

**RECEPTIOON 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.

GROUND FLOOR 1ST FLOOR



Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, crosm and any other fiers 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, spetimen and applicances shown have no been tested and no guarante as to their operability or efficiency can be given.

as to their operability or efficiency can be given.

Made with Metopolo CO233

## LOCAL AUTHORITY

Portsmouth City Council

## **TENURE**

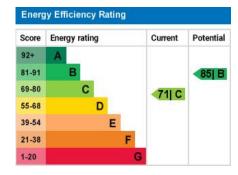
Freehold

## **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



OFFICE ADDRESS 112/114 London Road, Portsmouth, Hampshire, PO2 0LZ CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk