



£339,995
21 Compton Road
Portsmouth, PO2 0SS

PROPERTY SUMMARY

EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE! Jeffries & Dibbens are delighted to offer for sale this extended, three double bedroom, semi-detached residence in Compton Road, Hilsea. Well presented throughout and complimented with a garage accessible via a shared drive, this property offers a selection of benefits to the discerning buyer. Accommodation comprises a 16ft reception room, a modern-fitted integrated kitchen, a 28ft living/dining room and a utility room with a W.C. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed paved garden with pedestrian access and access to the garage. To appreciate all that is on offer, please contact our Portsmouth branch to arrange your internal viewing. 02392 661 662





OBSCURE COMPOSITE SINGLE GLAZED FRONT DOOR

HALLWAY Stairs to first floor, door to reception room one, reception room two, under stairs storage, obscure PVC double glazed window to side aspect, oak flooring, obscure PVC double glazed windows to front aspect.

RECEPTION ROOM ONE 16' 7" x 11' 7" (5.05m x 3.53m) PVC double glazed bay window to front aspect, double radiator, fitted shutters, feature gas fireplace with decorative tiles and oak surround.

RECEPTION ROOM TWO 28' 7" x 10' 1" (8.71m x 3.07m) PVC double glazed French doors to garden, two double radiators, oak flooring, spot lighting, open to kitchen, door to utility room.

KITCHEN 9' 5" x 7' 10" (2.87m x 2.39m) Obscure PVC double glazed window to side aspect, range of wall and base units, quartz granite effect work surfaces, tiled splash back, large bowl resin sink with mixer tap and drainer unit, integral double oven, integral water softener, integral dishwasher, integrated under counter fridge, cupboard housing wall mounted combination boiler, oak flooring, stainless steel overhead extractor hood.

UTILITY ROOM 13' 10" x 7' 10" max (4.22m x 2.39m) Obscure PVC double glazed door to driveway, obscure PVC double glazed window to side aspect, plumbing for washing machine, space for tumble dryer, fitted storage space, PVC double glazed back door to garden, door to WC, double radiator, lino flooring.

WC Obscure PVC double glazed window to rear aspect, vanity unit, close coupled WC, tiled to principal areas, lino flooring.

FIRST FLOOR LANDING Door to bedroom one, bedroom two, bedroom three and bathroom, obscure PVC double glazed window to side aspect.

BEDROOM ONE 17' 3" x 9' 4" into wardrobe depth (5.26m x 2.84m) PVC double glazed bay window to front aspect, radiator, fitted wardrobes.

BEDROOM TWO 12' 11" x 10' 1" (3.94m x 3.07m) PVC double glazed window to rear aspect, fitted wardrobes, radiator.

BEDROOM THREE 9' 5" x 8' (2.87m x 2.44m) PVC double glazed window to rear aspect, double radiator.

SHOWER ROOM Obscure PVC double glazed window to front aspect, pedestal wash basin, close coupled WC, walk in shower cubicle, stainless steel heated towel rail, lino flooring, fully tiled, shaver point.

REAR GARDEN 38' (11.58m) Fully enclosed, mainly laid to paving, outside tap, door to garage.

GARAGE 14' 4" x 7' 6" (4.37m x 2.29m) Up and over door, power and light, side pedestrian access.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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

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