

GUIDE PRICE

**£445,000 - £455,000**

**7 Military Road**

Portsmouth, PO3 5LS



## PROPERTY SUMMARY

OFF ROAD PARKING FOR MULTIPLE VEHICLES! Jeffries & Dibbens are delighted to offer for sale this comprehensive, end terraced residence located in Military Road, Hilsea. The substantial accommodation comprises two reception rooms measuring 17ft and 13ft respectively, a 19ft fully-integrated kitchen, a double glazed conservatory and a WC to the ground floor. The first floor consists of a four-piece family bathroom and three spacious bedrooms, featuring a 17ft master bedroom. Added benefits include full double glazing, gas central heating and access to a 20ft garage. Externally, the garden benefits from substantial front and rear gardens, a block paved drive providing off road parking for two vehicles at the front of the property, with a 20ft garage and additional hard stand parking space to the rear. We anticipate immediate interest so please call today! 02392 661 662.





### **OBSURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Obscure PVC double glazed windows to rear aspect, stairs to first floor, radiator, under stairs cupboard housing gas and electric meters, doors to reception room one and two.

**RECEPTION ROOM ONE** 17' 1" into bay, narrowing to 12' 8" x 13' 11" (5.21m x 4.24m) PVC double glazed bay window to front aspect, PVC double glazed window to side aspect, double radiator, fireplace with cast iron hearth, fitted blinds.

**RECEPTION ROOM TWO** 13' 10" x 12' 11" (4.22m x 3.94m) PVC double glazed window to rear aspect, two radiators, PVC double glazed bi-fold doors to conservatory, open to kitchen, laminate flooring.

**CONSERVATORY** 9' 6" x 7' 7" (2.9m x 2.31m)

**KITCHEN** 19' 8" x 8' 9" (5.99m x 2.67m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, island/breakfast bar with integrated base units, integrated double electric oven, integrated gas hob with overhead extractor fan, stainless steel sink with mixer tap and drainer unit, integrated dishwasher, cupboard housing wall mounted 'Ideal' boiler, glass splashback, integrated full length fridge, integrated full length freezer, door to lobby, laminate flooring, integrated microwave, integrated washing machine and tumble dryer.

**LOBBY** Obscure PVC double glazed back door to garden, door to WC.

**WC** Close coupled WC, floating wash basin, tiled to principal areas, extractor fan.

**FIRST FLOOR LANDING** Doors to bedroom one, two, three and bathroom.

**BEDROOM ONE** 17' 2" into bay x 12' 7" (5.23m x 3.84m) PVC double glazed bay window to front aspect, double radiator.

**BEDROOM TWO** 13' 10" x 13' (4.22m x 3.96m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 9' 4" x 8' 6" (2.84m x 2.59m) PVC double glazed window to front aspect, radiator.

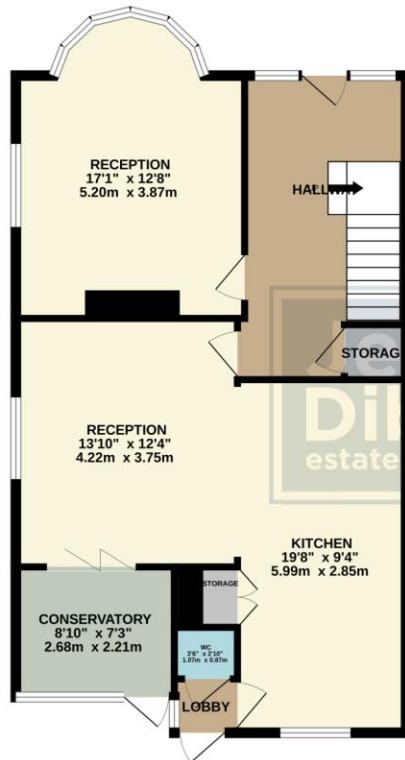
**BATHROOM** Obscure PVC double glazed window to rear aspect, stainless steel heated towel rail, vanity unit, walk in shower cubicle, freestanding bath, lino flooring, tiled throughout, extractor fan.

**REAR GARDEN** 33' x 29' (10.06m x 8.84m) Rear and side pedestrian access, access to garage, outside tap, built in storage.

**GARAGE** 21' x 7' 2" (6.4m x 2.18m) Power and light, up and over door.



GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 sq.m.) approx.  
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 D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   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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