

**£495,000**  
**90C Compton Road**  
Portsmouth, PO2 0SR



## PROPERTY SUMMARY

Completed in Summer 2022 and to an extremely high specification this comprehensive, four bedroom, semi-detached town house is situated in Compton Road, North End. The ground floor boasts a 12' newly fitted kitchen with a range of integrated 'Neff' appliances, a WC, two reception rooms, the rear of which is overlooking the south facing garden which benefits from side pedestrian access. First floor accommodation comprises three bedrooms, the largest of which is complimented by a newly fitted en-suite shower room. The second floor offers a 13' master bedroom and a 11' newly fitted, five piece bathroom suite. The property is fully double glazed, offers central heating via underfloor heating and radiators, off road parking for one vehicle and NO FORWARD CHAIN! 02392 661 662





#### COMPOSITE DOUBLE GLAZED FRONT DOOR LEADING TO:

**HALLWAY** Obscured PVC double glazed window to front aspect, 'Kamdean' flooring, stairs to first floor landing, under stairs storage cupboard, doors to:

**KITCHEN** 11' 10" x 7' 11" (3.61m x 2.41m) PVC double glazed window to front aspect, range of modern wall and base units incorporating solid laminate work surfaces, one and a half bowl resin sink and drainer unit with mixer tap over, 'Neff' induction hob with extractor hood over, integrated 'Neff' oven, integrated 'Neff' microwave, integrated washing machine, integrated fridge/freezer, cupboard housing wall mounted 'Ideal' boiler, glass splashback, 'Kamdean' flooring, underfloor heating control panel, opening to:

**DINING ROOM** 12' 3" x 11' 2" (3.73m x 3.4m) PVC double glazed window to front aspect, PVC double glazed door to rear aspect leading to garden, spotlighting, 'Kamdean' flooring, cupboard housing immersion tank, consumer unit, heating controls, passive infrared lighting, opening to:

**RECEPTION ROOM** 14' 06" x 13' 00" (4.42m x 3.96m) Two PVC double glazed windows to side aspect, Anthracite Grey double glazed bi-folding doors leading to garden, 'Kamdean' flooring, spotlighting.

**WC** Low level WC with concealed cistern, vanity unit, passive extractor vent, fully tiled, 'Kamdean' flooring.

**FIRST FLOOR LANDING** Radiator, stairs to second floor landing, doors to:

**BEDROOM** 13' 03" x 12' 03" (4.04m x 3.73m) Two PVC double glazed windows to rear aspect, radiator, built in wardrobes, door to:

**EN-SUITE** Walk-in shower cubicle with rainfall shower attachment over, low level WC, vanity unit, wall width mirror, passive extractor vent, shaver point, tiled to principal areas.

**BEDROOM** 12' 05" x 10' 10" (3.78m x 3.3m) PVC double glazed windows to front and rear aspects, radiator, built in wardrobes.

**BEDROOM** 11' 10" x 7' 11" (3.61m x 2.41m) PVC double glazed windows to front and side aspects, radiator, built in wardrobes.

**BATHROOM** 6' 03" x 5' 06" (1.91m x 1.68m) Obscured PVC double glazed window to front aspect, radiator, low level WC, floating vanity unit, panel enclosed bath with rainfall shower over, tiled to principal areas, tiled floor.

**SECOND FLOOR LANDING** Two Velux windows, radiator, two built in wardrobes, spotlights, doors to:

**BEDROOM** 13' 05" x 12' 09" (4.09m x 3.89m) PVC double glazed doors to rear aspect opening to 'Juliet' balcony, radiator, spotlighting.

**BATHROOM** 11' 09" x 11' 06" (3.58m x 3.51m) Obscured PVC double glazed window to front aspect, radiator, floating His and Hers vanity units with mixer taps, WC with concealed cistern, walk-in shower cubicle with rainfall shower over, back-to-wall freestanding bath, fully tiled with marble effect ceramic tiles, passive extractor fan, spotlighting.

**GARDEN** 24' 01" x 22' 02" (7.34m x 6.76m) South-facing, side pedestrian access, paved area, raised Polycarbonate decking area, outside tap.





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

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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