

OFFERS IN EXCESS OF

£415,000

46 Hilltop Crescent

Portsmouth, PO6 1BD

PROPERTY SUMMARY

NO FORWARD CHAIN Rarely available and situated in the desirable location of Hilltop Crescent this four bedroom semi detached property offers a host of benefits. The properties accommodation is spread over two floors and briefly comprises of four good size bedrooms, a lounge, a dining room, a kitchen and a family bathroom. Externally you will find both front and rear gardens with off road parking also located to the front of the property. A particular selling point for this bungalow are the far reaching views from the first floor over Waterloo and the surrounding area. To arrange your viewing contact our Drayton Office today!





PROPERTY DESCRIPTION

ENTRANCE HALL

BEDROOM ONE 12' 8" x 11' 8" (3.86m x 3.56m)

LOUNGE 13' 7" x 11' 8" (4.14m x 3.56m)

BEDROOM TWO 9' 2" x 8' 7 min" (2.79m x 2.62m min)

BATHROOM

DINING ROOM 11' 9" x 10' 10" (3.58m x 3.3m)

KITCHEN 11' 9" x 8' 3" (3.58m x 2.51m)

FIRST FLOOR LANDING

BEDROOM THREE 12' 3" x 9' 4" (3.73m x 2.84m)

BEDROOM FOUR 10' 5" x 9' 9" (3.18m x 2.97m)

OUTSIDE

REAR GARDEN

DISCLOSURE

Please note that the seller of this property is related to an employee of Jeffries & Dibbens.

GROUND FLOOR



1ST FLOOR



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 ©2024

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

**Jeffries
Dibbens**
estate and letting agents

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

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