

£285,000
45 Hillsley Road
Paulsgrove, PO6 4LF

PROPERTY SUMMARY

NO FORWARD CHAIN! We are delighted to offer for sale this modernised three bedroom house situated in Hillsley Road, Paulsgrove. The property comprises entrance hall, 20'4 lounge, a modern fitted kitchen, utility room and WC to the ground floor with three bedrooms and a modern bathroom suite to the first floor. Benefits include gas central heating via a newly installed Worcester combination boiler, double glazing, off road parking to the rear of the property and a south facing rear garden. To arrange your accompanied viewing, contact Jeffries and Dibbens today.





ENTRANCE HALL

LOUNGE

20' 4" x 10' 10" (6.2m x 3.3m)

KITCHEN

11' 8" x 8' 0" (3.56m x 2.44m)

BREAKFAST/DINER

13' 3" x 6' 4" (4.04m x 1.93m)

WC

4' 1" x 2' 9" (1.24m x 0.84m)

STORAGE

LANDING

BEDROOM ONE

13' 2" x 10' 10" (4.01m x 3.3m)

BEDROOM TWO

13' 2" x 9' 0" (4.01m x 2.74m)

BEDROOM THREE

10' 10" x 6' 10" (3.3m x 2.08m)

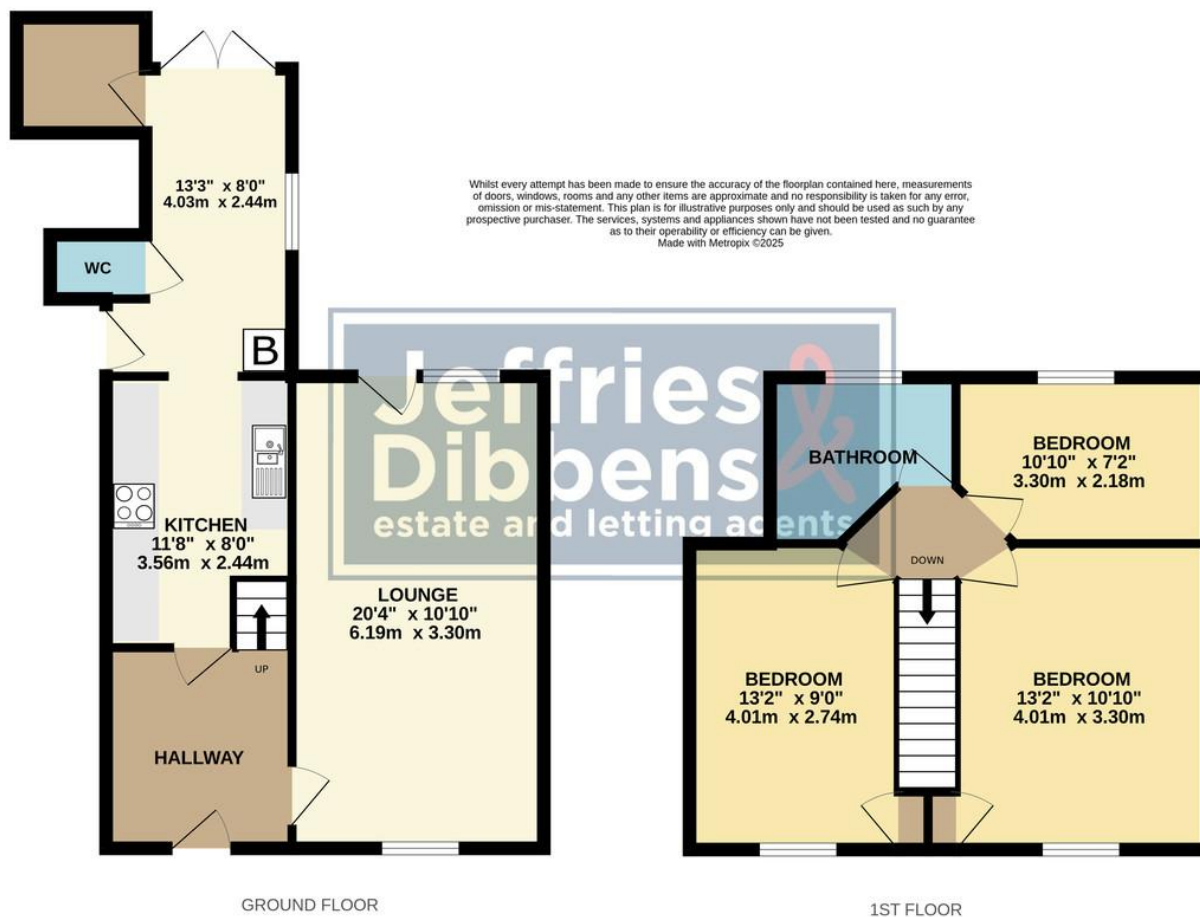
BATHROOM

7' 9" x 6' 1" (2.36m x 1.85m)

REAR GARDEN / PARKING

South facing. Hardstand parking via wooden gates.



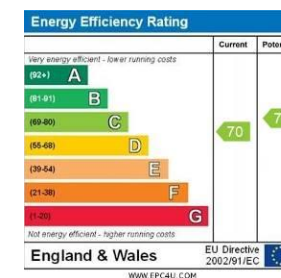


LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbensen**
estate and letting agents

OFFICE ADDRESS
78 West Street, Portchester,
Fareham, PO16 9UN

CONTACT
023 9243 5000
portchester@jeffries.co.uk
www.jdea.co.uk