



**£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)

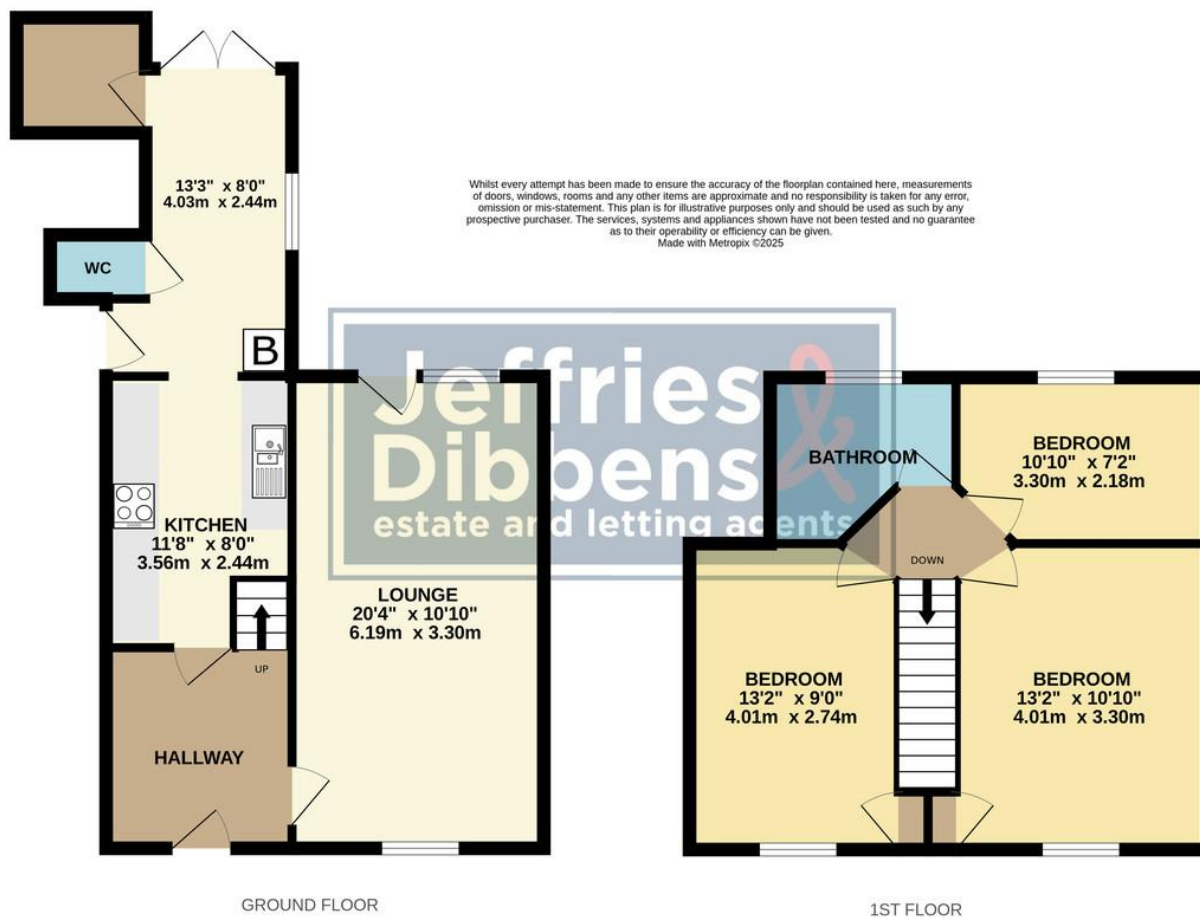
### **BATHROOM**

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

## **REAR GARDEN / PARKING**

South facing. Hardstand parking via wooden gates.



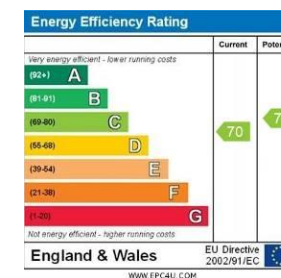


**LOCAL AUTHORITY**  
Portsmouth City Council

**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