



GUIDE PRICE  
**£265,000 - £275,000**  
**23 Paddington Road**  
Portsmouth, PO2 0DU

## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this three double bedroom, mid-terraced property located in Paddington Road, North End. The spacious accommodation on offer to the ground floor comprises two reception rooms measuring 15ft & 14ft respectively, a 12ft fitted kitchen and a lean-to conservatory. First floor accommodation offers three double bedrooms plus a modern-fitted shower room. Additional benefits include double glazing, gas central heating and a 36ft, west facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





**OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Door to reception room one, opening to kitchen, door to reception room two, under stairs cupboard space housing electric and gas meters.

**RECEPTION ROOM ONE** 15' 03" into bay x 9' 11" (4.65m x 3.02m) PVC double glazed bay window to front aspect, radiator.

**KITCHEN** 12' 5" x 7' 6" (3.78m x 2.29m) Obscure PVC double glazed door to garden, range of wall and base level units, roll top work surfaces, ceramic Butler sink, breakfast bar, space for fridge/freezer, integral oven and induction hob with extractor over, double radiator, utility cupboard housing plumbing for washing machine, tiling to principal areas.

**RECEPTION ROOM TWO** 14' 2" x 9' 2" (4.32m x 2.79m) Door to conservatory, windows to rear aspect, laminate flooring, double radiator.

**CONSERVATORY** 9' 3" x 8' 5" (2.82m x 2.57m) PVC double glazed doors to garden, radiator.

**FIRST FLOOR LANDING** Built-in airing cupboard, doors to all rooms.

**BEDROOM ONE** 12' 3" x 11' 1" plus wardrobe depth (3.73m x 3.38m) PVC double glazed window to front aspect, double radiator, built-in mirrored wardrobes, laminate flooring, fitted shutters.

**BEDROOM THREE** 10' 5" plus storage depth x 8' 1" (3.18m x 2.46m) PVC double glazed window to rear aspect, radiator, storage space.

**BEDROOM TWO** 13' 0" narrowing to 10' 01" x 9' 2" (3.96m x 2.79m) PVC double glazed window to rear aspect, radiator, fitted shutters.

**SHOWER ROOM** Obscure PVC double glazed window to side aspect, vanity unit, close coupled WC, walk-in shower with 'rainfall' shower attachment over, tiled flooring, tiling to principal areas, extractor fan.

**GARDEN** 36' 0" (10.97m) West facing, fully enclosed, wooden shed, 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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 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.

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.



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