



£274,995
7 Tipner Lane
Portsmouth, PO2 8RA

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, end-terraced property located in Tipner Lane, Tipner. Situated on a substantial corner plot, the accommodation on offer comprises a 17ft reception room, an 8ft fitted kitchen, a modern fitted wet room, plus three bedrooms. Additional benefits include double glazing, a 48ft x 36ft west-facing rear garden with side pedestrian access, as well as a front garden. The property also boasts a driveway with gated access to provide off road parking for approximately two vehicles! We anticipate high levels of interest in this property and would advise arranging your internal viewing as soon as possible. Contact our Portsmouth branch, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-

HALLWAY Stairs to first floor, door to kitchen, door to wet room, door to reception room.

WET ROOM Obscure PVC double glazed window to front aspect, close coupled WC, pedestal mounted wash basin, walk in shower area with 'rainfall' style shower over, tiled walls, extractor.

KITCHEN 8' 01" x 8' 01" (2.46m x 2.46m) PVC double glazed window to front aspect, PVC double glazed door to side aspect, range of wall and base units, roll top work surfaces, integral gas oven and gas hob with extractor over, stainless steel sink and drainer unit with mixer tap, space for under counter fridge/freezer, tiled to principle areas, wall mounted boiler.

RECEPTION ROOM 17' 04" x 9' 11" (5.28m x 3.02m) PVC double glazed sliding doors to garden, feature fireplace with gas fire, under stairs storage cupboard housing gas meter.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 17' 05" x 8' 01" (5.31m x 2.46m) PVC double glazed window to front aspect, built in storage cupboard.

BEDROOM TWO 9' 11" x 7' 02" (3.02m x 2.18m) PVC double glazed window to rear aspect.

BEDROOM THREE 9' 10" x 6' 10" (3m x 2.08m) PVC double glazed window to rear aspect.

GARDEN 48' 09" x 36' 10" (14.86m x 11.23m) West-facing, mainly laid to lawn with paved and concrete areas, flower and shrub borders, wooden storage shed, side pedestrian access.

DRIVEWAY Driveway to provide off road parking for approximately 2 vehicles with gated access and shingle borders.

FRONT GARDEN Mainly laid to lawn.



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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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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