

OFFERS OVER  
**£260,000**  
**17 Foxley Drive**  
Portsmouth, PO3 5TG

## PROPERTY SUMMARY

**GARAGE & OFF ROAD PARKING!** Jeffries & Dibbens are excited to offer for sale this two bedroom, mid-terraced property located in Foxley Drive, Anchorage Park. The accommodation on offer comprises a 15ft reception room, an 8ft modern fitted kitchen, a modern fitted upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, electric heating and an enclosed rear garden with rear pedestrian access. The property also boasts a garage situated within a nearby block, with additional parking available directly in front. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

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**1**   
**1** 





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Door to kitchen, door to reception room.

**KITCHEN** 8' 05" x 7' 11" (2.57m x 2.41m) PVC double glazed window to front aspect, range of wall and base level units, roll top work surfaces, integrated oven and hob with extractor hood over, integrated fridge and freezer, plumbing for washing machine, stainless steel sink and drainer unit, tiling to principal areas, wall mounted fuse board.

**RECEPTION ROOM** 15' 07" x 11' 10" (4.75m x 3.61m) PVC double glazed French doors to garden, wall mounted electric heater, stairs to first floor.

**FIRST FLOOR LANDING** Loft hatch with pull down ladder, doors to:-

**BEDROOM ONE** 12' 09" x 9' 08" excluding wardrobe depth (3.89m x 2.95m) PVC double glazed window to rear aspect, built-in wardrobes and storage cupboard, wall mounted electric heater.

**BEDROOM TWO** 11' 05" x 5' 09" (3.48m x 1.75m) PVC double glazed window to front aspect, wall mounted electric heater.

**BATHROOM** Obscure PVC double glazed window to front aspect, low level WC with concealed cistern, panelled bath with mains shower over, vanity basin with storage under, tiling to principal areas, chrome heated towel rail, built-in cupboard housing immersion heater.

**GARDEN** Mainly laid to lawn with patio area, secure rear pedestrian access leading to garage, fully enclosed.

**GARAGE** Up & over door, located within a nearby block.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 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.

**Jeffries  
Dibbensen**  
estate and letting agents

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