

**£273,500**  
**21 Warspite Close**  
Portsmouth, PO2 9NX

## PROPERTY SUMMARY

ALLOCATED PARKING! Jeffries & Dibbens are delighted to bring to the market this two bedroom, mid-terraced property located in Warspite Close, Hilsea. Well presented throughout, the accommodation on the ground floor offers a 13ft reception room and a 12ft x 8ft kitchen/ diner. First floor accommodation comprises two bedrooms and a modern fitted bathroom. Additional benefits include double glazing, gas central heating and a south facing garden. The property also boasts an allocated parking space! Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





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

**ENTRANCE HALL** Radiator, electric mains, stairs to first floor, door to reception room.

**RECEPTION ROOM** 13' 10" x 9' 09" (4.22m x 2.97m) PVC double glazed window to front aspect, two radiators, door to kitchen/diner.

**KITCHEN/DINER** 12' 11" x 8' 08" (3.94m x 2.64m) PVC double glazed window to rear aspect, PVC double glazed door to rear aspect, radiator, range of wall and base units, roll top work surfaces, tiled to principle areas, stainless steel sink and drainer unit with mixer tap, cupboard housing wall mounted boiler, space for fridge/freezer, plumbing for washing machine, space for gas cooker, stainless steel extractor hood spot lighting, under stairs storage cupboard.

**FIRST FLOOR LANDING** Loft hatch, doors to all rooms.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panelled bath and overhead shower, radiator, tiled to principle areas.

**BEDROOM ONE** 11' 00" x 9' 09" (3.35m x 2.97m) PVC double glazed window to front aspect, radiator, built in wardrobe, cupboard housing emersion tank.

**BEDROOM TWO** 11' 05" x 6' 05" (3.48m x 1.96m) PVC double glazed window to rear aspect, radiator, spot lighting.

**GARDEN** 27' x 11' (8.23m x 3.35m) South facing, raised decking and laid to lawn, outside tap.



GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	74 C	
55-68	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.

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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