

£265,000

164 Powerscourt Road

Portsmouth, PO2 7JP

PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Powerscourt Road, North End. Accommodation comprises a modern-fitted kitchen/dining room, a 14ft reception room and a downstairs bathroom. The first floor consists of three bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662.





OBSCURE COMPOSITE FRONT DOOR TO PORCH

PORCH Obscure windows to front aspect and to side aspect, door to reception room one.

RECEPTION ROOM ONE 14' 4" into bay x 13' 2" (4.37m x 4.01m) PVC double glazed bay window to front aspect, column radiator, feature fireplace with fitted gas heater, door to hallway, laminate flooring.

HALLWAY Stairs to first floor, laminate flooring, obscure PVC double glazed back door to garden, column radiator, under stairs cupboard space, door to kitchen/diner.

KITCHEN/DINER 19' 10" x 9' (6.05m x 2.74m) Two PVC double glazed windows to side aspect, vertical radiator, laminate flooring, range of wall and base units, quartz granite work top surfaces, 1 1/2 bowl resin sink with mixer tap and drainer unit, plumbing for washing machine, gas hob, stainless steel splash back, stainless steel extractor hood over, integral electric oven, built in fridge/freezer, built in dishwasher, tiled to principle areas, open to lobby.

LOBBY Obscure PVC double glazed back door to garden, door to bathroom, wall mounted Vaillant boiler, laminate flooring, radiator.

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

FIRST FLOOR LANDING Split level PVC double glazed window to rear aspect, radiator, door to bedroom one, bedroom two and bedroom three, inspection hatch.

BEDROOM ONE 13' 2" maximum x 12' 2" (4.01m x 3.71m) PVC double glazed window to front aspect, double radiator, laminate flooring.

BEDROOM TWO 11' 6" x 9' 1" (3.51m x 2.77m) PVC double glazed window to rear aspect, double radiator, laminate flooring.

BEDROOM THREE 11' 9" x 6' 4" (3.58m x 1.93m) PVC double glazed window to side aspect, double radiator, laminate flooring.

GARDEN 33ft' (10.06m) South facing, fully enclosed, deck area, flower and shrub borders, outside tap.

OUTBUILDING 13' 6" x 4' 8" (4.11m x 1.42m)





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

EPC TO FOLLOW

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
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