



£325,000
3 Madeira Road
Portsmouth, PO2 0SE

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, semi-detached residence, located on Madeira Road, Copnor. Accommodation comprises two reception rooms, a 10ft fitted kitchen, three bedrooms and a shower room. To the rear of the property is a beautifully presented, south-facing garden with an outhouse and shed space. Additional benefits include gas central heating, majority double glazing, a range of internal storage and a 28ft garage located adjacently to the property. The garage is accessible via the garden. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.





OBSCURE HARD WOOD FRONT DOOR TO HALLWAY

HALLWAY Stained glass obscure windows to front aspect, stairs to first floor, radiator, door to reception room one, two and the kitchen, two under stairs cupboards.

RECEPTION ROOM ONE 14' 4" into bay x 12' 8" (4.37m x 3.86m) PVC double glazed bay window to front aspect, two radiators, fitted storage.

RECEPTION ROOM TWO 13' 9" x 10' 7" into bay (4.19m x 3.23m) Door to garden, windows to rear aspect, two radiators, oak feature fireplace with tiled surround.

KITCHEN 10' 5" x 7' 11" (3.18m x 2.41m) Windows to rear aspect, back door to garden, spot lighting, range of wall and base units, radiator, laminate flooring, gas cooker point, stainless steel sink with mixer tap and drainer unit, tiled to principle areas.

FIRST FLOOR LANDING Window to side aspect, doors to bedroom one, two, three and bathroom.

BEDROOM ONE 14' 9" into bay x 12' 7" maximum (4.5m x 3.84m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 13' 9" x 8' 11" plus wardrobe depth (4.19m x 2.72m) PVC double glazed window to rear aspect, radiator, fitted wardrobes, fitted storage.

BEDROOM THREE 10' 5" maximum x 7' 11" maximum (3.18m x 2.41m) PVC double glazed window to rear aspect, radiator, fitted cupboard.

BATHROOM Obscure PVC double glazed window to front aspect, pedestal wash basin, stainless steel heated towel radiator, close coupled WC, walk in shower cubicle, tiled throughout, spot lighting.

GARDEN 22ft' (6.71m) South facing, fully enclosed, Veranda, access to garage, outside storage shed, outhouse.

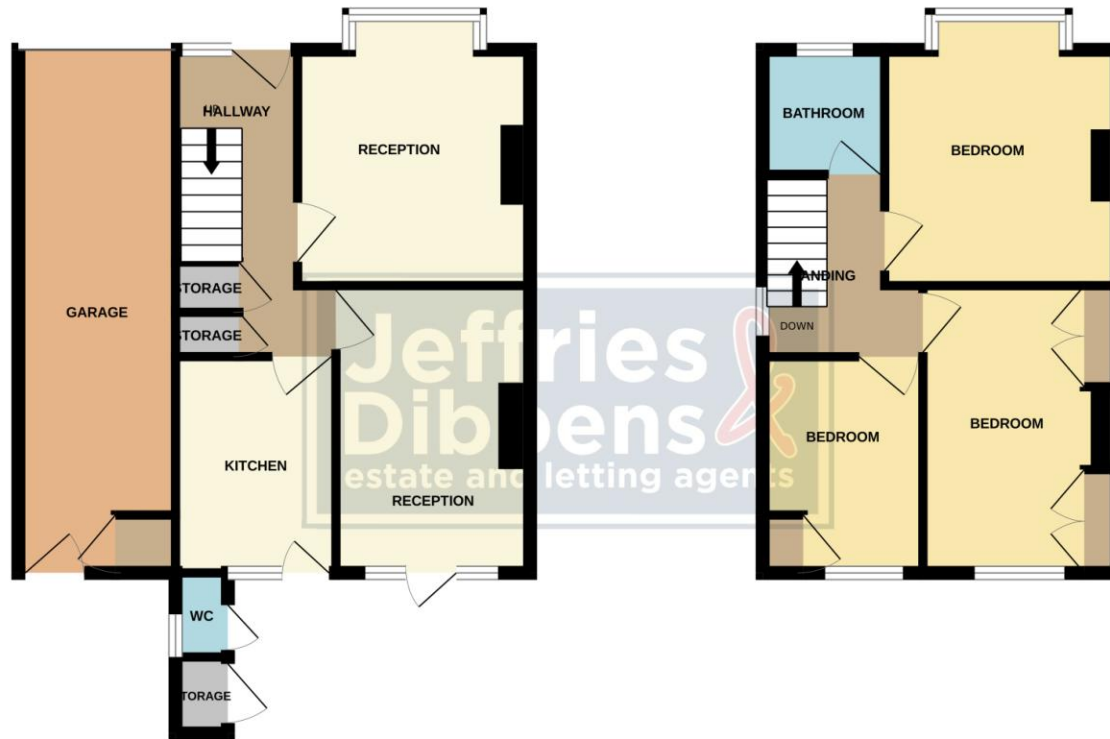
GARAGE 28' x 7' (8.53m x 2.13m) Power and lighting, barn doors, cupboard housing immersion tank, fitted boiler, space for dryer.

OUTHOUSE Obscure PVC double glazed window to side aspect, high level cistern WC,



GROUND FLOOR

1ST FLOOR



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		77 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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