



£289,995
15 Winton Road
Portsmouth, PO2 0JU

PROPERTY SUMMARY

Winton Road, Copnor. This three bedroom, end terraced property is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises two reception rooms, a fitted kitchen, a 14' conservatory and an additional WC to the ground floor. The first floor also offers a fitted family bathroom. Additional features include gas central heating, partial double glazing, a fully enclosed, rear garden and side pedestrian access. Contact our Portsmouth branch for more information. 023 92 661 662





FRONT DOOR: PVC Double glazed, front door

HALLWAY Double radiator, stairs to first floor, laminate wood flooring, under stairs storage cupboard, housing gas and electric meters, door to reception room one, two and kitchen.

KITCHEN 12' 7 maximum" x 6' 6" (3.84m x 1.98m) Window to rear aspect, door to conservatory, range of wall and base units, roll top work surfaces, stainless steel mixer tap and drainer unit, fitted electric oven, gas hob & stainless steel extractor over, tiled splash back, space for fridge/freezer, laminate wood flooring.

RECEPTION ROOM ONE 14' 8" into bay x 11' 7" (4.47m x 3.53m) PVC double glazed window to front aspect, double radiator, fitted coal effect, gas fire with feature surround and hearth.

RECEPTION ROOM TWO 11' 11" x 9' 5" (3.63m x 2.87m) Window to rear aspect, double radiator, laminate wood flooring, doorway to conservatory.

CONSERVATORY 14' x 13' 8" (4.27m x 4.17m) PVC double glazed windows to rear aspect, PVC double glazed French doors to garden, PVC double glazed door to side way, double radiator, radiator, ceramic tiled flooring, utility cupboard with plumbing for washing machine, door to WC.

WC Obscure PVC double glazed window to rear aspect, radiator, close coupled WC, wash hand basin.

SHED 13' 11" x 7' 10" (4.24m x 2.39m) Brick built, up and over door.

LANDING Loft hatch, door to all rooms.

BEDROOM ONE 11' 11" x 8' 11" plus wardrobe depth (3.63m x 2.72m) PVC double glazed window to rear aspect, radiator, built in wardrobe and storage cupboard.

BEDROOM TWO 12' x 9' 10" (3.66m x 3m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 7' 8" x 7' 4" (2.34m x 2.24m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to front aspect, radiator, three piece bathroom suite comprising of panelled bath, wash hand basin, close coupled WC, waterproof panelling, tiled to principle areas.

REAR GARDEN 34' x 17' (10.36m x 5.18m) Fully enclosed, mainly laid to lawn, flower and shrub borders, raised hard stand area, door to shed.





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

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.



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