


**£219,995**

**12 Havant Road**

Portsmouth, PO2 7HH

**PROPERTY SUMMARY**

NO FORWARD CHAIN. This three bedroom, terraced property located in Havant Road, North End is offered for sale by Jeffries & Dibbens. Accommodation comprises two reception rooms, a 10ft fitted kitchen, a downstairs bathroom and three double bedrooms. Added benefits include gas central heating, double glazing throughout and a 44ft fully-enclosed garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662

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**OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Cupboard housing mains, door to reception room one and reception room two, stairs to first floor landing, door to kitchen, door to garden, radiator.

**RECEPTION ROOM ONE** 11' 04" into recess x 9' 11" (3.45m x 3.02m) PVC double glazed window to front aspect, radiator, feature fireplace.

**RECEPTION ROOM TWO** 11' 00" into recess x 9' 11" (3.35m x 3.02m) PVC double glazed window to front aspect, radiator, feature fireplace.

**KITCHEN** 10' 05" x 7' 08" (3.18m x 2.34m) PVC double glazed window to side aspect, radiator, range of wall and base units, tiled to principle areas, marble 'effect' square edge work surfaces, stainless steel sink and drainer unit with mixer tap, integral electric hob, gas oven, plumbing for washing machine, space for fridge/freezer, spot lighting, laminate flooring, door to bathroom.

**BATHROOM** PVC double glazed window to side aspect, obscure PVC double glazed window to rear aspect, close coupled WC, wash basin with vanity storage unit, bath and overhead shower, extractor fan, tiled to principle areas, stainless steel heated towel radiator.

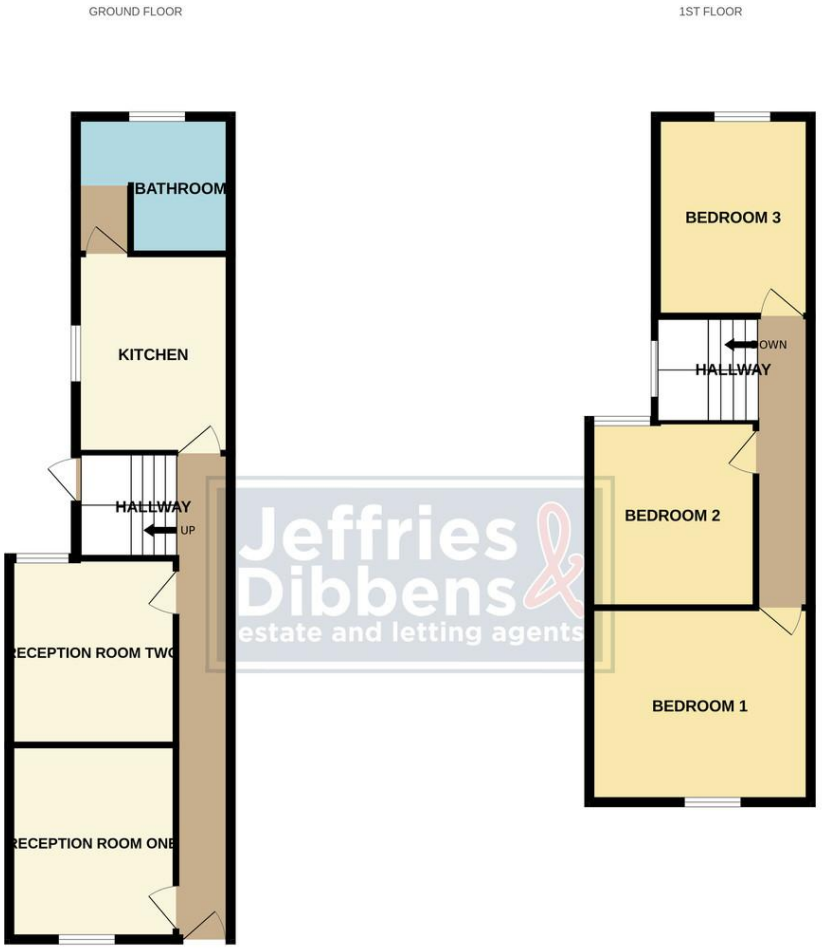
**FIRST FLOOR LANDING** PVC double glazed window to side aspect, door to airing room, door to all rooms, loft hatch.

**BEDROOM ONE** 13' 01" x 11' 6" (3.99m x 3.51m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 11' 00" x 9' 10" (3.35m x 3m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 11' 08" x 7' 08" (3.56m x 2.34m) PVC double glazed window to rear aspect, radiator.

**GARDEN** 44' 3" (13.49m) Fully enclosed



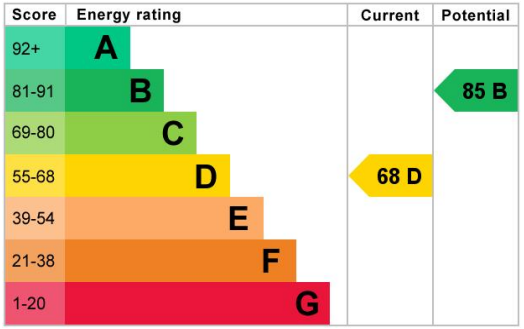

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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




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 & Dibbens
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