



£245,000

4 Island View Terrace

Portsmouth, PO2 8EP

PROPERTY SUMMARY

Jeffries & Dibbens are proud to offer an exceptional opportunity to purchase this two double bedroom terraced residence, located in Island View Terrace. This unique cul-de-sac location offers scenic views towards Whale Island and is within a short walk of the surrounding shoreline. The accommodation comprises two reception rooms, a 21ft fitted kitchen, a conservatory, and a downstairs W.C. The first floor consists of two double bedrooms and a modern fitted family bathroom. Additional benefits include gas central heating, double glazing throughout, and a fully enclosed private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth.

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HARD WOOD FRONT DOOR TO HALLWAY

HALLWAY Door to reception room one and two, stairs to first floor, laminate flooring, radiator, cupboard housing electric and gas meters.

RECEPTION ROOM ONE 11' 9" x 9' 4" (3.58m x 2.84m) PVC double glazed window to front aspect, double radiator, feature fireplace, laminate flooring, log burner.

RECEPTION ROOM TWO 10'11" narrowing to 9'7" x 12' 7" (3.28m x 3.84m) PVC double glazed back door to garden, radiator, laminate flooring, under stairs cupboard space, door to kitchen.

KITCHEN 21' 6" x 8' (6.55m x 2.44m) PVC double glazed window to side aspect, range of wall and base units, oak worktops, plumbing for washing machine, space for fridge/freezer, vertical radiator, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, wall mounted combination boiler, induction hob, under cupboard lighting, electric oven, door to WC, PVC double glazed French doors to conservatory.

WC Close coupled WC.

CONSERVATORY 8' 11" x 7' 2" (2.72m x 2.18m) Wooden back door to garden, polycarbonate roof.

FIRST FLOOR LANDING Door to bedroom one, two and bathroom, loft hatch (loft is boarded with power & light).

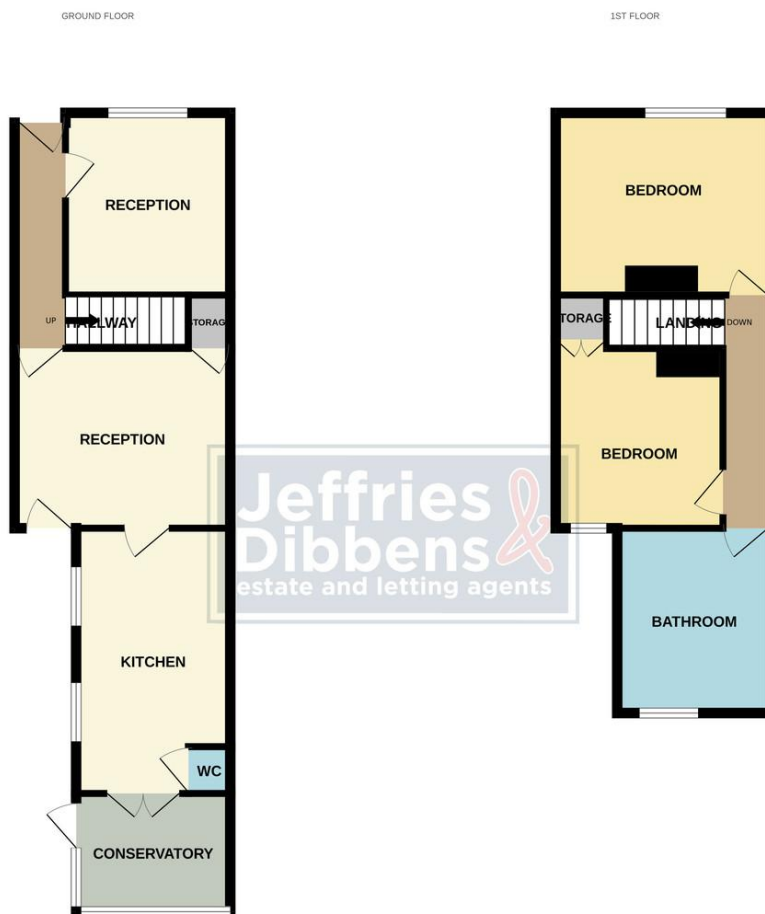
BEDROOM ONE 12' 6" x 11'10" narrowing to 10'3" (3.81m x 3.61m) PVC double glazed window to front aspect, laminate flooring, radiator.

BEDROOM TWO 12'7" narrowing to 9'7" x 9' 10" (3.89m x 3m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, floating wash basin, walk in shower cubicle, laminate flooring, rainfall shower, double radiator.

GARDEN 14' 7" (4.44m x 0m) East facing, fully enclosed, raised deck area, 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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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.

**Jeffries
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