



£310,000
1a Howard Road
Portsmouth, PO2 9PR

PROPERTY SUMMARY

Detached Three Bedroom House! Jeffries & Dibbens are pleased to offer for sale this well-presented, detached house located on Howard Road, Hilsea. Situated less than half a mile from the Hilsea Shore Path, this property presents a rare opportunity and we encourage an early viewing. The accommodation comprises two reception rooms, a modern fitted kitchen and a downstairs W.C. The first floor consists of three double bedrooms and a modern fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, westerly facing garden with side pedestrian access and potential for off road parking. Please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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PVC DOUBLE GLAZED FRONT DOOR

HALLWAY PVC double glazed window to front aspect, radiator, storage cupboard housing meters, under stairs storage cupboard, doors to reception room, kitchen and WC.

RECEPTION ROOM 12' 3" x 10' 8" (3.73m x 3.25m) PVC double glazed window to front aspect, double radiator, laminate flooring.

WC PVC double glazed window to side aspect, close coupled WC, wash hand basin, radiator, tiled to principal areas, extractor.

KITCHEN/DINER 20' 9" maximum x 8'11" narrowing to 7'8" (6.32m x 2.62m) PVC double glazed window to rear aspect, PVC double glazed French door to garden, radiator, range of wall and base units, laminate work surfaces, resin sink with adjustable mixer tap and drainer, gas cooker point, fitted stainless steel extractor, panelled splash back, plumbing for washing machine, space for fridge/freezer, cupboard housing condensing combination boiler (fitted April 2018), laminate wooden flooring.

FIRST FLOOR LANDING Loft hatch, radiator, PVC double glazed window to side aspect, door to bedroom one, two, three and bathroom.

BATHROOM Obscure PVC double glazed window to front aspect, three piece bathroom suite comprising panel enclosed bath and shower over, vanity unit with concealed cistern WC, tiled to principal areas, stainless steel radiator, extractor.

BEDROOM ONE 12' 3" x 10' 8" (3.73m x 3.25m) PVC double glazed window to front aspect, radiator, built in wardrobe.

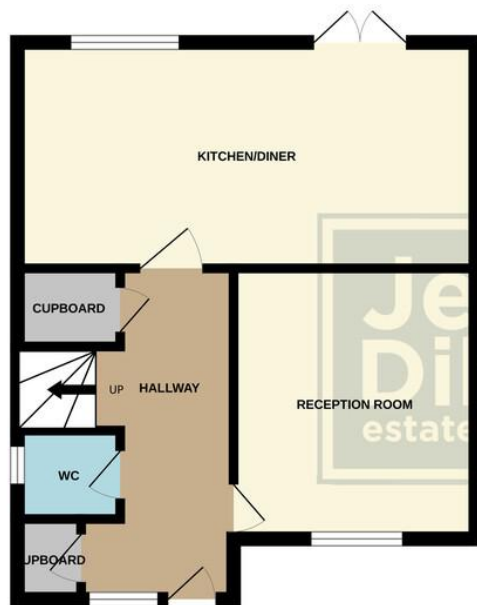
BEDROOM TWO 10' 8" x 7' 8" (3.25m x 2.34m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 9' x 6' 5" (2.74m x 1.96m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN Fully enclosed, mainly laid to artificial grass, side pedestrian access to front of property, wooden shed, outside tap, potential for off road parking, raised decking area with a fitted wooden gazebo.



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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 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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