



£279,995
44 Malins Road
Portsmouth, PO2 7BA

PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this three bedroom, semi-detached property located in Malins Road, Portsmouth. Accommodation comprises a reception room, an 18ft fitted kitchen, three bedrooms, a family bathroom and a downstairs W.C. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with side and rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO PORCH

PORCH Cupboard housing gas meters, tiled flooring, front door to hallway.

HALLWAY Stairs to first floor, laminate flooring, radiator, door to reception room one, door to WC, door to kitchen, cupboard.

RECEPTION ROOM 13' x 11' 5" (3.96m x 3.48m) PVC double glazed window to rear aspect, laminate flooring, radiator, door to lobby.

WC Obscure PVC double glazed window to front aspect, floating wash basin, close coupled WC, tiled flooring, fully tiled.

KITCHEN 18' max x 9' 5" max (5.49m x 2.87m) PVC double glazed window to front and rear aspect, radiator, tiled flooring, range of wall and base units, roll top work surfaces, space for fridge/freezer, tiled splash back, integral oven with gas hob, over head extractor fan, stainless steel sink with mixer tap and drainer unit, open to lobby.

LOBBY Door to reception room, door to cupboard, obscure PVC double glazed back door to garden.

FIRST FLOOR LANDING PVC double glazed window to front aspect, laminate flooring, door to bedroom one, bedroom two and bedroom three, bathroom, door to airing cupboard housing wall mounted boiler.

BEDROOM ONE 14' 8" x 9' 8" (4.47m x 2.95m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM TWO 11' 10" x 9' 5" (3.61m x 2.87m) PVC double glazed window to rear aspect, laminate flooring, radiator.

BEDROOM THREE 11' 10" x 6' 9" (3.61m x 2.06m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BATHROOM Obscure PVC double glazed window to front aspect, close coupled WC, pedestal wash basin, extractor fan, bath with shower, fully tiled, radiator.

REAR GARDEN 23' 9" (7.24m) East facing, fully enclosed, paving, access to outbuilding, side pedestrian access, rear pedestrian access, outside tap.

OUTBUILDING 12' 7" x 5' 11" (3.84m x 1.8m) Range of wall and base units, plumbing for washing machine, sink with mixer tap and drainer unit.





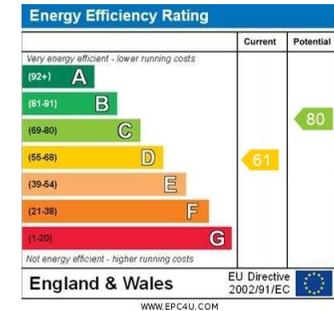
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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