



£259,995
19 Seafield Road
Portsmouth, PO3 5AR

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Seafield Road, Copnor. The accommodation on offer to the ground floor comprises two reception rooms one of which includes a shower room, fitted kitchen to the rear plus a modern fitted bathroom. The first floor consists of three bedrooms leading to a loft room. Additional benefits include double glazing, air conditioning units throughout and an enclosed rear garden with 16ft outbuilding . Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room one and hallway.

RECEPTION ROOM ONE 14' 3" x 9' 10" (4.34m x 3m) PVC double glazed window to front aspect, air con unit, fitted with wall and base units, stainless steel sink and drainer unit with mixer tap, sliding door to ensuite.

ENSUITE SHOWER ROOM Electric shower, close coupled WC, sink, extractor, electric heater.

HALLWAY Stairs to first floor, mains, door to bathroom, space into reception room and kitchen.

BATHROOM 7' 7" x 6' 10" (2.31m x 2.08m) Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC, bath with shower head, extractor, electric heater.

KITCHEN 8' 10" x 8' 3" (2.69m x 2.51m) PVC double glazed window to rear aspect, PVC double glazed door to side aspect, range of wall and base units, tiled to principle areas, wooden work surfaces, plumbing for washing machine and tumble dryer, space for fridge/freezer, ceramic butler sink, extractor, spotlighting, cooker.

RECEPTION ROOM TWO 12' 5" x 8' 11" (3.78m x 2.72m) Log burner, wooden flooring.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 11' 10" x 11' 10" (3.61m x 3.61m) PVC double glazed window to front aspect, air con unit, fitted with wardrobes.

BEDROOM TWO 11' 5" x 7' 8" (3.48m x 2.34m) PVC double glazed window to rear aspect, stairs to loft room, air con unit.

BEDROOM THREE 12' 5" x 8' 11" (3.78m x 2.72m) PVC double glazed door to rear aspect, air con unit, fitted with wardrobes.

LOFT ROOM Velux window, spot lighting, eave storage.

REAR GARDEN 18ft' (5.49m) Fully enclosed, outside tap, flower bed, paved, outside power point.

OUTBUILDING 16' 7" x 13' 5" (5.05m x 4.09m) PVC double glazed window to double doors, skylight X2, power and light, laminate flooring.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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