

**£295,000**  
**69 Wykeham Road**  
Portsmouth, PO2 0EG



## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this spacious, three bedroom, end terraced property located in Wykeham Road, North End. Well presented throughout, ground floor accommodation comprises three reception rooms, an 11ft modern fitted kitchen, a shower room, plus a utility area. First floor accommodation offers a modern fitted bathroom and three bedrooms. Additional benefits include double glazing and gas central heating. The property also boasts a 16ft loft room, plus a 40ft south facing rear garden! Contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662

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#### **OBSURE PVC DOUBLE GLAZED FRONT DOOR**

**ENTRANCE HALL** Obscure PVC double glazed window to front aspect, radiator, stairs leading to first floor landing with under stairs storage cupboard housing gas and electric meters, solid oak wood flooring, dado rail, doors leading to.

**RECEPTION ROOM** 14' 7" x 11' 3" into bay (4.44m x 3.43m) PVC double glazed bay window to front aspect, radiator, solid oak wood flooring, feature fireplace with electric fire and marble hearth, picture rail.

#### **KITCHEN/DINER**

**KITCHEN** 11' x 8' 2" (3.35m x 2.49m) PVC double glazed window to rear aspect, range of wall and base units, solid oak work surfaces, space for 'Range' style cooker, tiled to principal areas, 'Butler' style sink with mixer tap, space for fridge/freezer, integral dishwasher.

**DINING AREA** 12' 11" x 8' 2" (3.94m x 2.49m) PVC double glazed window to side aspect, radiator, glazed door to extension, solid oak wood flooring, built in storage cupboard, opening to.

**RECEPTION ROOM** 11' x 10' 3" (3.35m x 3.12m) PVC double glazed window to rear aspect, two Velux skylight windows, radiator, PVC double glazed doors leading to rear garden, door leading to.

**UTILITY AREA** 5' 5" x 2' 2" (1.65m x 0.66m) Plumbing for washing machine, tiled flooring, space for tumble dryer, door leading to.

**SHOWER ROOM** 7' 3" x 5' 7" (2.21m x 1.7m) Obscure PVC double glazed window to rear aspect, shower cubicle with electric shower, vanity basin, low level WC, heated towel rail/radiator, extractor fan, tiled to principal areas, tiled flooring.

**FIRST FLOOR LANDING** Doors leading to all bedrooms and bathroom, stairs to loft room.

**BEDROOM ONE** 11' 9" x 9' 11" (3.58m x 3.02m) PVC double glazed windows to front aspect, radiator, built in wardrobes x 2, one housing 'Ideal' combination boiler.

**BEDROOM TWO** 14' 3" x 8' 2" (4.34m x 2.49m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 8' 3" x 8' 3" (2.51m x 2.51m) PVC double glazed window to rear aspect, radiator, built in under stairs storage cupboard.

**BATHROOM** Obscure PVC double glazed window to front aspect, panel enclosed bath with mains shower over, low level WC, vanity basin, towel radiator, tiled to principal areas.

**LOFT ROOM** 16' 10" x 15' 4" (5.13m x 4.67m) PVC double glazed Velux window to rear aspect, two eaves storage spaces.

**REAR GARDEN** 40' 8" x 18' 7" (12.4m x 5.66m) South facing, mainly laid to lawn with patio area, raised area, outside tap.

**AGENTS NOTE** The vendor informs us that the property has completed a treatment plan for Japanese knotweed and is under a transferable, insurance backed guarantee. For more information please contact the office.



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 C

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 79   C    |
| 55-68                    | D             | 55   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

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