


Jeffries & Dibbens
estate and letting agents

**£499,995**

**17 Oyster Street**

Old Portsmouth, PO1 2HZ

THREE BEDROOM TOWNHOUSE IN SOUGHT-AFTER LOCATION! This spacious townhouse is located along Oyster Street, a highly desirable location within the Old Portsmouth Conservation Area and with the historic Portsmouth Cathedral opposite. Built in 1965, the versatile accommodation is set over three principle floors, with the ground floor providing an entrance hall, shower room and integral garage. The first floor delivers the living space with a fitted kitchen which opens through to the dining room and a large living room which has views over the Cathedral. The second floor has three bedrooms and the family bathroom suite. Externally, there is a westerly aspect balcony, mature front garden and gated parking for one vehicle which can be accessed via White Hart Lane. An internal viewing at the earliest convenience is advised to appreciate all that this property and its location have to offer.

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**FRONT GARDEN** Paved walkway, double glazed window to front elevation, double glazed door to:-

**HALLWAY** Stairs to first floor landing, radiator, tiled flooring, storage cupboard, doors to all rooms, door to garage.

**SHOWER ROOM** 8' 0" x 7' 1" (2.46m x 2.17m) Walk-in shower with thermostatic mixer, low level WC, pedestal mounted wash basin, space and plumbing for washing machine, heated towel rail, tiled to principal areas and tiled flooring, double glazed window to front elevation.

**LANDING** Doors to all rooms, parquet flooring.

**KITCHEN** 10' 3" x 10' 0" (3.14m x 3.05m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, 'Neff' electric oven and gas hob with extractor hood over, integral dishwasher, fridge and freezer, wall mounted boiler, tiled flooring, double glazed window to rear elevation, opening to:-

**DINING ROOM** 10' 5" x 12' 3" (3.18m x 3.75m) Double glazed doors to balcony, parquet flooring, radiator.

**BALCONY** 22’8 (6.8m) Enclosed by metal railings, paved flooring.

**LIVING ROOM** 15' 5" x 19' 1" (4.71m x 5.82m) Double glazed window overlooking Portsmouth Cathedral, radiator, parquet flooring, stairs to second floor landing.

**SECOND FLOOR LANDING** Doors to all rooms, skylight Velux window.

**BATHROOM** 5' 5" x 9' 11" (1.66m x 3.04m) Panel enclosed bath with thermostatic mixer shower over, pedestal mounted wash basin, low level WC, bidet with mixer tap, heated towel rail, tiled to principal areas and tiled flooring, double glazed window to rear elevation.

**BEDROOM TWO** 10' 4" x 12' 3" (3.16m x 3.74m) Double glazed window to rear elevation, radiator, exposed floorboards.

**BEDROOM ONE** 15' 6" x 12' 6" (4.73m x 3.83m) Double glazed window to front elevation overlooking Portsmouth Cathedral, radiator, built-in wardrobes, exposed floorboards.

**BEDROOM THREE** 9' 5" x 9' 6" (2.89m x 2.90m) Double glazed window to front elevation overlooking Portsmouth Cathedral, exposed floorboards, radiator.

**GARAGE** 16' 9" x 11' 0" (5.11m x 3.36m) Up and over door.



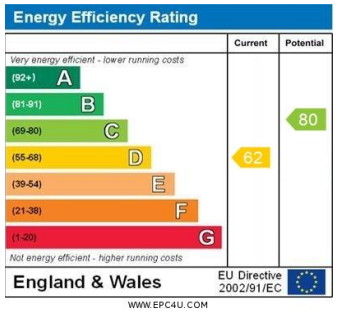

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**VIEWINGS**
By prior appointment only




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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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