



£285,000
11 Wallington Road
Portsmouth, PO2 0HB

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this three bedroom, mid-terraced property located in Wallington Road, Copnor. Well presented throughout, the accommodation to the ground floor comprises two reception rooms, a 12ft modern fitted kitchen, a utility room, plus a modern fitted shower room. The first floor offers three bedrooms and an additional modern fitted shower room, with stairs leading up to the 10ft loft room. Additional benefits include double glazing, gas central heating and an 18ft south facing garden. The property also boasts an outbuilding at the rear with power & light. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-

HALLWAY Stairs to first floor, under stairs space housing wall mounted electric meter and fuse board, wall mounted gas meter, radiator, doors to:-

RECEPTION ROOM ONE 14' 11" into bay x 9' 09" into recess (4.55m x 2.97m) PVC double glazed bay window to front aspect, radiator.

RECEPTION ROOM TWO 10' 07" x 7' 06" (3.23m x 2.29m) PVC double glazed window to rear aspect, radiator.

WC Obscure PVC double glazed window to side aspect, close coupled WC with inset basin, tiled flooring, tiled splash back.

KITCHEN 12' 07" x 9' 03" (3.84m x 2.82m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, integral electric oven with gas hob and extractor hood over, space for fridge/freezer, tiled to principle areas, wall mounted combination boiler, radiator, PVC double glazed door to:-

UTILITY ROOM 6' 11" x 5' 05" (2.11m x 1.65m) PVC double glazed window to side aspect, PVC double glazed doors to garden, roll top work surfaces, plumbing for washing machine, tiled to principle areas, tiled flooring, door to shower room.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, walk in shower cubicle with wall mounted electric shower unit, extractor, fully tiled walls and floor, chrome heated towel radiator.

FIRST FLOOR LANDING Stairs to loft room, doors to:-

BEDROOM ONE 13' 01" into recess x 12' 06" (3.99m x 3.81m) PVC double glazed windows to front aspect, radiator.

BEDROOM TWO 10' 04" x 9' 04" (3.15m x 2.84m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 06" x 7' 09" (3.2m x 2.36m) PVC double glazed window to rear aspect, radiator.

SHOWER ROOM PVC double glazed window to side aspect, walk in shower cubicle with 'rainfall' style shower attachment, close coupled WC, vanity unit, tiled to principle areas, extractor, chrome heated towel radiator.

LOFT ROOM 10' 03" x 9' 09" (3.12m x 2.97m) PVC double glazed Velux window to rear aspect, spot lighting, wall mounted electric heater.

GARDEN 18' 05" x 13' 03" (5.61m x 4.04m) South facing, mainly laid to paving, outside tap, door to brick built outbuilding.

OUTBUILDING 12' 05" x 9' 04" (3.78m x 2.84m) PVC double glazed doors, PVC double glazed window to front aspect, power and lighting, wall mounted fuse board, wall mounted electric heater, spot lighting.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not 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

EPC TO FOLLOW

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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