

**£345,000**  
**20 Oriel Road**  
Portsmouth, PO2 9EQ

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three double bedroom, terraced property located in Oriel Road, North End. Ground floor accommodation comprises two reception rooms, a study, a downstairs W.C and a 17ft kitchen. The first floor consists of a family bathroom and three double bedrooms, the main bedroom benefiting from an en-suite shower room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, 32ft garden with a brick-built storage shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth. 02392 661 662





## PVC DOUBLE GLAZED FRONT DOOR

**PORCH** Tiled floor, obscure glazed hardwood front door to:-

**HALLWAY** Obscure glazed window to front aspect, radiator, stairs to first floor, picture rail, dado rail, under stairs storage cupboard x2, doors to reception room one and two, door to kitchen, doorway to study, wood flooring.

**RECEPTION ROOM ONE** 16' 06" into bay x 14' 0" into recess (5.03m x 4.27m) PVC double glazed bay window to front aspect, picture rail, radiator, feature fireplace with inset gas fire, ceiling rose, opening to reception room two, wood flooring.

**RECEPTION ROOM TWO** 12' 02" into recess x 10' 08" (3.71m x 3.25m) PVC double glazed window to rear aspect, radiator, picture rail, wood flooring.

**STUDY** 9' 03" x 7' 10" (2.82m x 2.39m) PVC double glazed window to side aspect, PVC double glazed door to side, radiator, dado rail, picture rail, wood flooring.

**KITCHEN/UTILITY AREA** 17' 06" x 12' 10" narrowing to 10' 07" (5.33m x 3.91m) PVC double glazed window to side aspect, PVC double glazed sliding doors to garden, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, space for cooker with extractor over, space for 'American' style fridge/freezer, plumbing for dishwasher, tiling to principal areas, spot lighting, ceiling rose, vertical rad x2, additional roll top work surface with space and plumbing for washing machine and tumble dryer under, door to WC, cupboard housing 'Vaillant' combination boiler.

**WC** Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, chrome heated towel rail, tiling to principal areas.

**FIRST FLOOR LANDING** Loft hatch, dado rail, doors to:-

**BEDROOM ONE** 16' 06" into bay narrowing to 9' 0" x 18' 11" into recess narrowing to 10' 05" into recess (5.03m x 5.03m) PVC double glazed window to front aspect, radiator, wooden floorboards, feature fireplace with tiled hearth, picture rail, door to:-

**ENSUITE SHOWER ROOM** Obscure PVC double glazed window to front aspect, vanity unit, walk-in shower cubicle with 'rainfall' style shower over, tiling to principal areas, wooden floorboards, extractor, spot lighting, chrome heated towel rail.

**BEDROOM TWO** 12' 02" into recess x 10' 08" (3.71m x 3.25m) PVC double glazed window to rear aspect, radiator, picture rail, built-in storage cupboard.

**BATHROOM** 9' 04" x 7' 09" (2.84m x 2.36m) Two obscure PVC double glazed windows to side aspect, close coupled WC, vanity unit, panelled 'P' shaped bath with rainfall style shower over, chrome heated towel rail, tiling to principal areas, wooden floorboards, spot lighting, extractor.

**BEDROOM THREE** 12' 11" x 11' 04" (3.94m x 3.45m) PVC double glazed window to rear aspect, radiator, picture rail, built-in wardrobe, built-in storage cupboard.

**GARDEN** 32' 07" x 20' 0" (9.93m x 6.1m) Laid to lawn with patio areas, flower & shrub borders, brick-built storage shed with power & light.





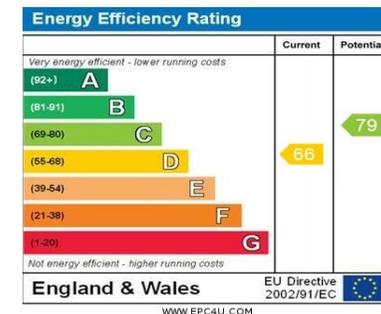
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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