



£335,000
14 Madeira Road
Portsmouth, PO2 0SZ

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are delighted to offer for sale this semi-detached property, located in Madeira Road, North End. Ground floor accommodation offers an approx 20ft x 12ft kitchen/diner, a 15ft lounge, a conservatory and a downstairs shower room. The first floor consists of three bedrooms and a family bathroom. Externally, you will find a low maintenance rear garden with private access to 23ft x 21ft garage, which has power and lighting. Other benefits include double glazing and gas central heating throughout. A viewing is highly advised so please call Jeffries & Dibbens on 02392 661 662. Phone lines open till 8pm weekdays!





PVC double glazed composite front door leading to:-

ENTRANCE HALL 2 obscure PVC double glazed windows to front aspect, radiator, stairs leading to first floor landing with under stairs storage cupboard housing meters and wall mounted 'Worcester' combination boiler, doors leading to:-

KITCHEN/DINER 20' 3" into recess x 11' 8" max (6.17m x 3.56m) PVC double glazed window to side aspect, wooden glazed door leading to conservatory, radiator, kitchen comprises range of fitted wall and base units, square edge work surfaces, plastic sink and drainer unit with mixer tap over, built in double oven and 5 ring gas hob with extractor hood over, integrated fridge/freezer, dishwasher and wine cooler, grey tiled splash backs, wooden glazed doors leading to:-

LOUNGE 15' into bay x 8' 7" (4.57m x 2.62m) PVC double glazed bay window to front aspect, radiator, feature fireplace with marble surround and hearth.

CONSERVATORY 13' 6" x 8' 7" (4.11m x 2.62m) PVC double glazed window to rear aspect, PVC double glazed patio doors leading to rear garden, polycarbonate roof, radiator, door leading to:-

SHOWER ROOM Obscure PVC double glazed window to rear aspect, heated towel rail, shower cubicle with mains shower over, low level WC, pedestal wash hand basin, plumbing for washing machine.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, access to lot, doors leading to:-

BEDROOM ONE 15' 1" x 10' 3" (4.6m x 3.12m) PVC double glazed bay window to front aspect, radiator, built in wardrobes.

BEDROOM TWO 12' 5" x 11' 5" (3.78m x 3.48m) PVC double glazed window to rear aspect, radiator, built in cupboard.

BEDROOM THREE 7' 11" x 6' 10" (2.41m x 2.08m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, heated towel rail, panel enclosed bath with main shower attachment over, low level WC, wash hand basin with storage cupboard below.

OUTSIDE

REAR GARDEN Laid to patio, side pedestrian access, door leading to:-

GARAGE 23' x 21' 9" (7.01m x 6.63m) Electric up and over door, power and lighting.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	65	
(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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