



£365,000
16 Cranborne Road
Portsmouth, PO6 2BQ

PROPERTY SUMMARY

We are delighted to bring to the sales market this immaculate and well presented three bed semi detached family home located on the lower slopes of Portsdown Hill. The accommodation comprises; entrance hall, dining area, fitted kitchen, lounge and conservatory to the ground floor. To the first floor you will find three bedrooms and family bathroom. Additional benefits include gas central heating, off road parking, garage and an attractive rear south facing garden. We highly recommend viewing at your earliest convenience as we anticipate a high level of interest in this beautifully presented home.





FRONT Off road parking located to the front of the property, access to shared driveway leading to the garage.

ENTRANCE HALL

WC

HALLWAY

DINING ROOM 9' 7" x 8' 2" (2.92m x 2.49m)

KITCHEN 7' 3" x 6' 9" (2.21m x 2.06m)

LOUNGE 16' 2" x 12' 6" (4.93m x 3.81m)

CONSERVATORY 8' 10" x 5' 9" (2.69m x 1.75m)

LANDING

BEDROOM THREE 9' 9" x 7' 4" (2.97m x 2.24m)

BEDROOM TWO 12' 6" x 8' 6" (3.81m x 2.59m)

STEPS TO UPPER LANDING

BEDROOM ONE 16' 0" x 10' 1" (4.88m x 3.07m)

BATHROOM

REAR GARDEN

GARAGE



GROUND FLOOR

1ST FLOOR



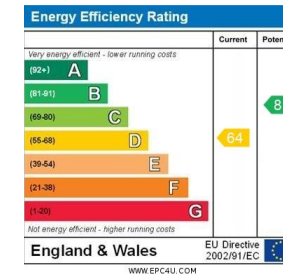
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2020.

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.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT

023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk