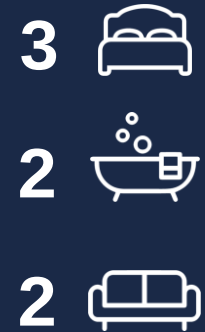


£315,000
1 Brunel Road
Portsmouth, PO2 9NP

PROPERTY SUMMARY

NO FORWARD CHAIN & GARAGE! Jeffries & Dibbens are delighted to offer for sale this three bedroom, semi-detached residence located in Brunel Road, Hilsea. Ground floor accommodation comprises two reception rooms, a fitted kitchen, a conservatory and a wetroom. The first floor consists three bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing throughout and a 56ft, fully-enclosed rear garden. To the rear of the property is a garage, measuring 17ft x 8ft. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





PVC DOUBLE GLAZED FRENCH DOORS TO PORCH

PORCH Tiled flooring, obscure hard wood front door to hallway.

HALLWAY Stairs to first floor, radiator, obscure stain glass windows to front aspect, door to reception room two, door to kitchen.

RECEPTION ROOM TWO 12'2" narrowing to 9'8" x 15' 2" max (3.89m x 4.62m) Obscure single glazed French doors to conservatory, double radiator, electric fireplace with feature surround, obscure sliding door to reception room one.

RECEPTION ROOM ONE 14' 8" into bay x 12' 7" max (4.47m x 3.84m) PVC double glazed bay window to front aspect, double radiator, electric fireplace with feature surround.

KITCHEN 8 narrowing to 6' 6" x 13' 3" max (2.59m x 4.04m) PVC double glazed window to rear aspect, PVC double glazed back door to garden, range of wall and base units, roll top work surface, door to wet room, gas cooker point, space for under counter fridge/freezer, tiled splash back.

WET ROOM Close coupled WC with integrated sink, heated towel rail, rainfall shower, extractor fan.

CONSERVATORY 10' x 7' 6" (3.05m x 2.29m) PVC double glazed back door to garden, plumbing for washing machine, polycarbonate roof, cupboard housing wall mounted combination boiler.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 15' 2" into bay x 11' 7" max (4.62m x 3.53m) PVC double glazed bay window to front aspect, radiator, fitted wardrobe.

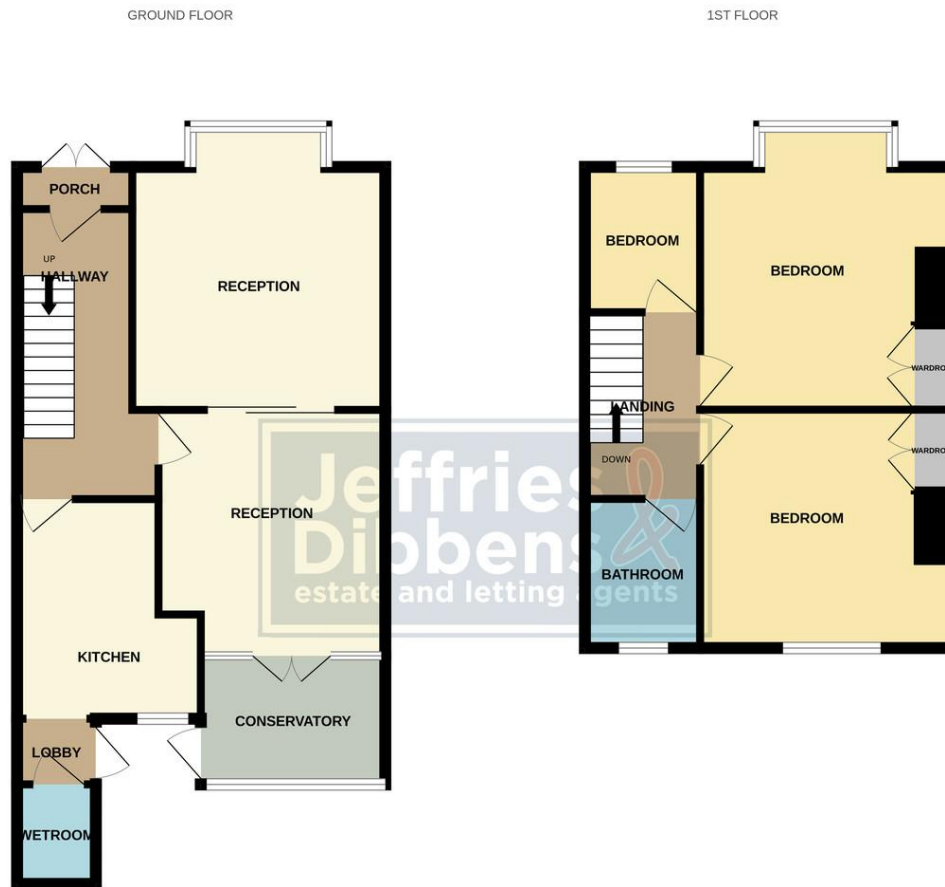
BEDROOM TWO 11' 11" max x 11' 8" (3.63m x 3.56m) PVC double glazed window to rear aspect, radiator, fitted wardrobe.

BEDROOM THREE 8' 9" x 6' 8" (2.67m x 2.03m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC, stainless steel heated towel rail, inspection hatch, bath with shower attachment.

GARDEN 56ft' (17.07m) East facing, fully enclosed, access to garage, rear pedestrian access, outside tap, flower and shrub borders, raised deck area.

GARAGE 17' 6" x 8' 1" (5.33m x 2.46m) 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

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