



**£310,000**  
**88 Mayles Road**  
Southsea, PO4 8NS

EXTENDED THREE BEDROOM FAMILY HOME WITH NO FORWARD CHAIN! Found in the highly popular Mayles Road, close by to several well regarded local schools, Milton Park and in an excellent position for access out of the city. This traditional bay fronted property briefly comprises; an open plan lounge/diner, third reception room and a 17ft (approx.) kitchen extension, which overlooks the enclosed rear garden, all of which can be found on the ground floor. On the first floor you can find three good size bedrooms and a modern fitted bathroom. Double glazing, gas central heating via a 'Vaillant' combination boiler, loft room with pull down ladder and side pedestrian access to the rear garden complete the appeal here. An absolute must view! Contact Jeffries & Dibbens at your earliest convenience to arrange to take a look.

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**ENTRANCE** Obscure double glazed door to:-

**PORCH** Dual aspect obscure double glazed window s, tiled flooring, door to:-

**HALLWAY** Glazed window to front elevation, stained glass window to entrance door, stairs with spindled balustrade to first floor landing, radiator, under stair storage cupboard, laminate flooring, doors to dining room and third reception room.

**LOUNGE** 13' 0" x 11' 10" (3.97m x 3.63m) Double glazed bay window to front elevation, radiator, carpeted, electric fire with wooden surround and marble hearth, Sky TV and telephone points, through to:-

**DINING ROOM** 12' 10" x 11' 10" (3.93m x 3.63m) Double doors to kitchen extension, radiator, carpeted.

**RECEPTION ROOM THREE** 11' 3" x 8' 4" (3.43m x 2.56m) Double glazed window overlooking kitchen extension, radiator, laminate flooring, built-in storage cupboard, doorway to:-

**KITCHEN** 11' 9" x 17' 7" (3.60m x 5.36m) Dual aspect double glazed windows, two double glazed Velux windows, double glazed door to garden, comprising a range of fitted wall and base level storage incorporating roll edge work surfaces, built-in double oven, built-in gas hob with extractor hood over, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer plus additional space for under counter fridge and freezer, tiled to principal areas and vinyl flooring.

**LANDING** Spindled balustrade, doors to all rooms, carpeted, loft access with pull down ladder.

10' 11" x 13' 9" (3.33m x 4.20m) Double glazed window to front elevation, radiator, carpeted, built-in cupboard.

**BEDROOM TWO** 11' 11" x 13' 9" (3.65m x 4.20m) Double glazed window to rear elevation, radiator, laminate flooring.

**BEDROOM THREE** 9' 6" x 8' 4" (2.90m x 2.56m) Double glazed window to rear elevation, radiator, laminate flooring, fitted cupboard housing 'Vaillant' combination boiler.

**BATHROOM** 5' 6" x 5' 0" (1.68m x 1.53m) Obscure double glazed window to front elevation, modern suite comprising panel enclosed bath with mixer tap, glass shower screen, thermostatic shower bar mixer with additional shower head, WC with concealed cistern, basin in vanity unit with mixer tap, heated towel rail, tiled walls and tiled flooring.

**LOFT ROOM** 10' 5" x 19' 5" (3.19m x 5.92m) Double glazed Velux window to front elevation, power and light.

**GARDEN** 44' 7" (13.6m) Enclosed by brick walls and wooden fencing, side pedestrian access.



**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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