
Jeffries & Dibbens
estate and letting agents
£219,995
51 Havant Road
Portsmouth, PO2 7HH

PROPERTY SUMMARY

NO FORWARD CHAIN. Jeffries & Dibbens are delighted to advertise for sale, this three bedroom, terraced property located in Havant Road, North End. Accommodation comprises a 23ft reception room, a 10ft, fitted kitchen, a fitted bathroom to the rear and three double bedrooms on the first floor. Additional benefits include gas central heating, double glazing and a west-facing, rear garden approximately 57' in length. To appreciate all that is on offer contact our Portsmouth branch today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH - HOUSING GAS METER

RECEPTION ROOM 23' 10" x 13' 00" (7.26m x 3.96m) PVC double glazed window to front aspect and to rear aspect, two radiators, cast iron feature fireplace, cupboard housing electric mains. laminate flooring, space into inner lobby.

INNER LOBBY Stairs to first floor landing, obscure PVC double glazed window to side aspect, storage, door to kitchen.

KITCHEN 10' 05" x 7' 08" (3.18m x 2.34m) PVC double glazed window to side aspect, range of wall and base units, square edge quartz effect work surfaces, tiled to principle areas, integrated gas hob and oven, stainless steel extractor hood, space for fridge/freezer, radiator, plumbing for washing machine and dishwasher, wall mounted 'Ideal' combination boiler, stainless steel sink and drainer unit with hot and cold tap, leads to garden and door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, close couple WC, pedestal mounted wash basin, panelled bathtub, with overhead electric shower, extractor fan, tiled to principle areas.

FIRST FLOOR LANDING PVC double glazed window to side aspect, loft hatch, door to all rooms.

BEDROOM ONE 13' 00" x 11' 10" into recess (3.96m x 3.61m) PVC double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM TWO 11' 06" into recess x 9' 09" (3.51m x 2.97m) PVC double glazed window to rear aspect, radiator, storage, laminate flooring.

BEDROOM THREE 10' 10" x 7' 09" (3.3m x 2.36m) PVC double glazed window to rear aspect, radiator, laminate flooring.

GARDEN 57ft' (17.37m) West facing, mainly laid to patio.



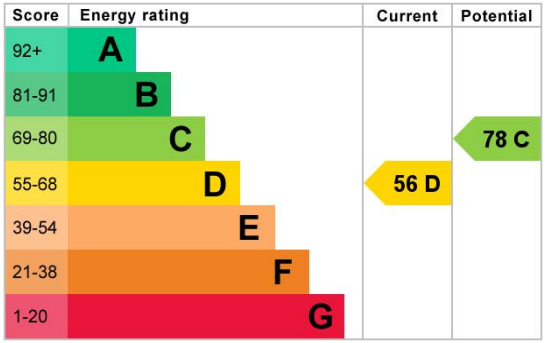
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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