



OFFERS OVER
£395,000
57 The Ridings
Portsmouth, PO2 0UF

PROPERTY SUMMARY

OFF ROAD PARKING! This four bedroom, end terraced residence located in The Ridings, Portsmouth is available for sale by Jeffries & Dibbens. This extended property offers a range of benefits, with ground floor accommodation comprising a 26ft reception room, a modern-fitted kitchen, a downstairs W.C and a further 12ft reception room. The first floor consists of four bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing throughout, an integral garage and a fully-enclosed, south-facing garden with side pedestrian access. The property benefits from a front driveway with space for multiple vehicles. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE SINGLE GLAZED FRONT DOOR

HALLWAY French doors to reception room, door to WC.

WC Close coupled WC, floating wash basin, extractor fan, radiator.

RECEPTION ROOM 28' 5" x 10' 11" narrowing to 10'7" (8.66m x 3.33m) PVC double glazed bay window to front aspect, two double radiators, laminate flooring, cupboard, open to kitchen, double glazed sliding doors to conservatory.

KITCHEN 15' 5" max x 11' 11" max (4.7m x 3.63m) PVC double glazed French doors to garden, PVC double glazed window to rear aspect, breakfast bar, range of wall and base units, laminate work surfaces, integral fridge/freezer, plumbing for washing machine, space for tumble dryer, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, integral electric oven, integral microwave, wine cooler, laminate induction hob, glass splashback, extractor fan, open to reception room two.

RECEPTION ROOM TWO 11' 4" x 8' 0" (3.45m x 2.44m) PVC double glazed French door to garden, PVC double glazed windows to rear aspect, laminate flooring.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, doors to bedroom one, bedroom two, bedroom three and bedroom four and bathroom, fitted storage x2, inspection hatch.

BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel heated towel rail, pedestal wash basin, tiled to principal areas, bath, close coupled WC, electric power shower.

BEDROOM ONE 13' x 11' 5" (3.96m x 3.48m) PVC double glazed windows to front aspect, radiator, built in bespoke fitted wardrobes.

BEDROOM TWO 15' 3" narrowing to 13'4" x 8' 10" (4.65m x 2.69m) PVC double glazed window to rear aspect, radiator, fitted wardrobes.

BEDROOM THREE 11' 5" narrowing to 9'1" x 9' 6" (3.48m x 2.9m) PVC double glazed window to rear aspect, radiator.

BEDROOM FOUR 9' x 6' 9" (2.74m x 2.06m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 21' (6.4m) approx South facing, side pedestrian access, patio.

OUTSIDE Outside tap, two vehicles, driveway, access to garage.





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		77 C
55-68	D	67 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.



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