



£265,000
1b Merrivale Road
Portsmouth, PO2 0TJ

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced town house located in Merrivale Road, Hilsa. Offered with no forward chain, the accommodation is spread over three floors and comprises a spacious 25ft reception room, an 11ft fitted kitchen, a modern fitted upstairs bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and an enclosed courtyard garden. The property also boasts a utility room, a downstairs WC, plus a garage! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-

ENTRANCE HALL Built in cupboard housing boiler, door to garage, doorway to inner hall.

INNER HALL Stairs to first floor, door to utility room, door to WC.

WC PVC double glazed window to rear aspect, close coupled WC, wall mounted wash basin.

UTILITY ROOM 11' 04" x 7' 06" (3.45m x 2.29m) PVC double glazed windows to rear aspect, PVC double glazed door to garden, radiator, plumbing for washing machine.

FIRST FLOOR LANDING Stairs to first floor, PVC double glazed window to front aspect, door to:-

RECEPTION ROOM 25' 08" narrowing to 14' 07" x 12' 0" narrowing to 8' 04" (7.98m x 3.86m) PVC double glazed window to front aspect, PVC double glazed door to balcony, PVC double glazed windows to rear aspect, radiator, door to:-

KITCHEN 11' 01" max x 8' 11" (3.38m x 2.72m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, integral electric oven and hob with extractor over, stainless steel sink and drainer unit, space for fridge/freezer, plumbing for dishwasher, tiled to principle areas, tiled flooring.

SECOND FLOOR LANDING Doors to:-

BEDROOM ONE 11' 07" excluding wardrobe x 11' 02" (3.53m x 3.4m) PVC double glazed windows to front aspect, radiator, built in wardrobes.

BEDROOM TWO 10' 10" x 8' 09" (3.3m x 2.67m) PVC double glazed windows to rear aspect, radiator.

BEDROOM THREE 8' 07" x 7' 10" (2.62m x 2.39m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, suite comprising panelled 'P' shape bath, close coupled WC, pedestal mounted wash basin, chrome heated towel radiator, tiled walls, built in airing cupboard housing immersion tank.

GARDEN Mainly laid to paving with raised border.

GARAGE 15' 01" x 11' 01" (4.6m x 3.38m) Power and light, up and over door, wall mounted cupboard housing electric meter.



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the description 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 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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