

£265,000
38 Spenlow Close
Portsmouth, PO2 7HF

PROPERTY SUMMARY

OFF-ROAD PARKING & GARAGE! Jeffries & Dibbens are delighted to offer for sale this three double-bedroom, terraced townhouse located in Spenlow Close, Buckland. Accommodation comprises a 12ft fitted kitchen, a 14ft reception room, three spacious bedrooms, the main benefiting from an en-suite shower room, and a modern-fitted family bathroom. Additional benefits include double glazing throughout, gas central heating and a well-presented, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, door to garage, door to inner hall.

INNER HALL Stairs to first floor, double radiator, door to kitchen, tiled floor, door to built-in cupboard.

BUILT-IN CUPBOARD Housing gas and electric meters, tiled floor.

KITCHEN 12' 7" x 11' 1" (3.84m x 3.38m) PVC double glazed window to rear aspect, PVC double glazed French doors to garden, tiled floor, range of wall and base level units, roll top work surfaces, plumbing for washing machine, one and a half bowl resin sink and drainer unit with mixer tap over, integral electric oven with gas hob and extractor over, tiled splash back, cupboard housing 'Ideal' combination boiler, space for fridge/freezer.

FIRST FLOOR LANDING Door to reception room one, door to bedroom one, stairs to second floor.

RECEPTION ROOM ONE 14' 9" x 12' 9" (4.5m x 3.89m) PVC double glazed window to rear aspect, folding door to built-in cupboard, wall mounted electric fireplace.

BEDROOM ONE 12' 8" narrowing to 8' x 10' 08" narrowing to 7' 9" (3.86m x 3.25m) PVC double glazed window to front aspect, radiator, opening to en-suite shower room.

ENSUITE SHOWER ROOM Vanity unit, low level WC with concealed cistern, walk-in shower cubicle with mains shower attachment, tiled throughout, extractor fan, spotlighting.

SECOND FLOOR LANDING Doors to bedrooms two & three, door to bathroom, door to airing cupboard, skylight.

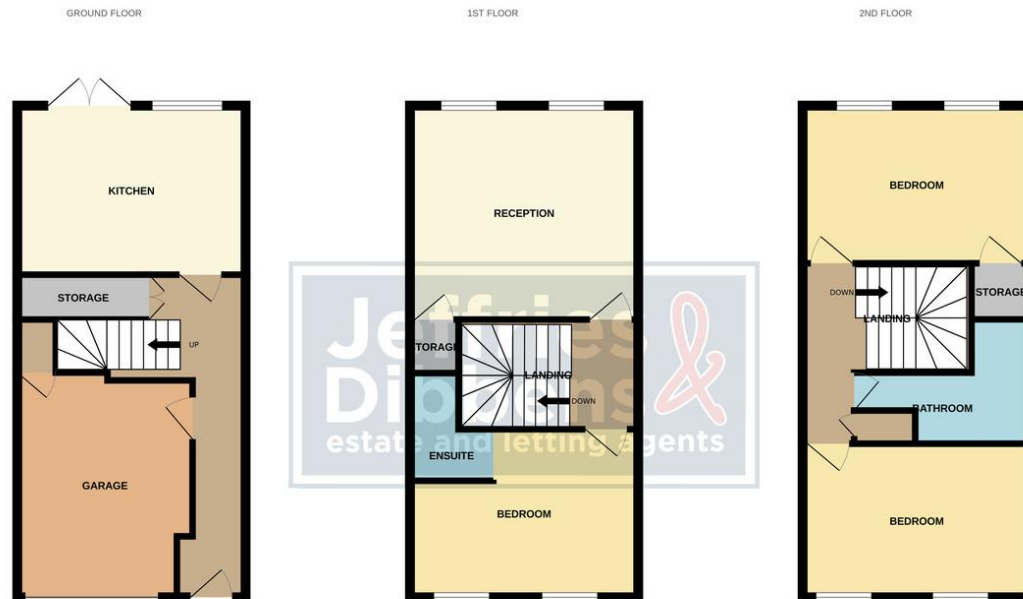
BEDROOM TWO 12' 7" x 10' 7" (3.84m x 3.23m) PVC double glazed windows to front aspect with fitted blinds, storage cupboard, radiator.

BEDROOM THREE 12' 7" x 9' 5" (3.84m x 2.87m) PVC double glazed windows to rear aspect, laminate flooring, radiator.

BATHROOM Skylight, tiled floor, tiling to principal areas, spotlighting, vanity unit, bath with shower attachment over, close coupled WC.

GARAGE 11' 5" x 9' 4" (3.48m x 2.84m) Up & over door.

FRONT Hardstand to provide off road parking.



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.
Made with Metropix ©2020

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk