



**£275,000**  
**41 Tennyson Road**  
Portsmouth, PO2 7RY

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Tennyson Road, Copnor. Well presented throughout, this property offers a selection of benefits. Accommodation comprises two reception rooms, a fitted kitchen, a lean-to conservatory and a W.C to the ground floor. The first floor consists of three bedrooms and a modern-fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. Call Jeffries & Dibbens today! 02392 661 662

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#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Double radiator, doors to reception room one, reception room two, kitchen and WC, stairs to first floor, cupboard housing meters, space for fridge/freezer.

**RECEPTION ROOM** 15' 9" into bay x 10' 9" max (4.8m x 3.28m) PVC double glazed bay window to front aspect, column radiator, laminate flooring, ceiling rose.

**KITCHEN** 9' 10" x 8' 3" (3m x 2.51m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, range cooker, space for dishwasher, ceramic sink with mixer tap and drainer unit, tiled splash back, tiled flooring, stainless steel overhead extractor fan.

**WC** Obscure window to side aspect, close coupled WC, pedestal wash basin, tiled to principal areas.

**RECEPTION ROOM** 14' 3" x 9' 2" (4.34m x 2.79m) PVC double glazed French doors to garden, double radiator, panelling.

**LEAN-TO** 17' 10" x 3' 6" (5.44m x 1.07m) Space for tumble dryer.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two, bedroom three and bathroom, stairs to loft room.

**BEDROOM ONE** 12' 11" max x 11' 2" max (3.94m x 3.4m) PVC double glazed window to front aspect, radiator, fitted mirrored wardrobes.

**BEDROOM TWO** 9' 11" x 8' 3" (3.02m x 2.51m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 9' 7" x 10' 10" narrowing to 7'5" (2.92m x 3.3m) PVC double glazed window to rear aspect, double radiator.

**BATHROOM** Obscure PVC double glazed window to side aspect, vanity unit, concealed cistern WC, bath with rainfall shower attachment, panelling, heated towel rail.

**LOFT ROOM** 13' 11" max x 11' 5" max (4.24m x 3.48m) Velux window to rear aspect, radiator, 2 x storage eaves.

**REAR GARDEN** 52' (15.85m) approx West facing, fully enclosed, patio PVC double glazed door to lean-to, outside tap, shed.





**Jeffries & Dibbens**  
estate and letting agents

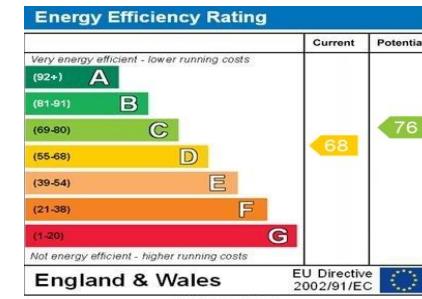
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating 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.

**Jeffries & Dibbens**  
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