



## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this four bedroom, mid-terraced property located in Target Road, Tipner. The spacious accommodation on offer to the ground floor comprises a 13ft reception room, a 17ft modern fitted kitchen/diner with integrated appliances, a 9ft conservatory, plus a wet room. The first floor comprises three bedrooms plus the family bathroom, with stairs leading to the master bedroom on the second floor. Additional benefits include double glazing, gas central heating and a 30ft west facing garden with rear pedestrian access. Contact our Portsmouth branch to arrange your internal viewing, open late!  
02392 661 662

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#### STAINED OBSCURE GLASS HARDWOOD FRONT DOOR

**HALLWAY** Two obscure stained glass windows to front aspect, radiator, stairs to first floor, under stairs storage cupboard, laminate wood flooring, door to reception room one, door to kitchen/diner.

**RECEPTION ROOM** 13' 5" into bay x 11' 5" into recess (4.09m x 3.48m) PVC double glazed bay window to front aspect, feature fireplace with potential for open fire, radiator.

**KITCHEN/DINER** 17' 1" narrowing to 10'8" x 12' 10" narrowing to 8'10" (5.21m x 3.91m) Three glazed windows to rear aspect, glazed door to conservatory, radiator, feature fireplace with potential for open fire, wood laminate flooring, modern fitted kitchen comprising range of high gloss wall and base units, roll top work surfaces with matching splash back, integral electric oven, integral five ring gas hob with extractor hood over, integral microwave, integral fridge/freezer, integral dishwasher, stainless steel sink and drainer unit with mixer tap.

**CONSERVATORY** 9' 11" x 9' 5" (3.02m x 2.87m) Two PVC double glazed windows to rear aspect, PVC double glazed doors to garden, tiled flooring, polycarbonate roof, door to wet room, built in utility cupboard housing plumbing for washing machine and space for tumble dryer.

**WET ROOM** 6' 2" x 5' 11" (1.88m x 1.8m) Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, wall mounted electric shower unit, radiator, tiled to principal areas, spot lighting.

**FIRST FLOOR LANDING** Stairs to second floor, doors to.

**BEDROOM TWO** 11' 4" x 10' 4" into recess (3.45m x 3.15m) Two PVC double glazed windows to front aspect, radiator.

**BEDROOM THREE** 12' 10" x 10' 9" into recess (3.91m x 3.28m) PVC double glazed window to rear aspect, radiator.

**BEDROOM FOUR** 7' 9" x 6' 4" (2.36m x 1.93m) PVC double glazed window to front aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, panelled 'P' shaped bath with 'Rainfall' style shower over, vanity unit, low level WC with concealed cistern, fully tiled walls and floor.

**SECOND FLOOR LANDING** Door to.

**BEDROOM ONE** 15' 2" max x 13' 7" (4.62m x 4.14m) Double glazed Velux window to front aspect, double glazed Velux window to rear aspect, eaves storage.

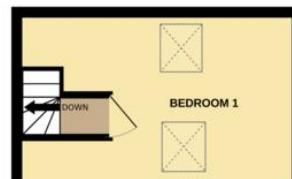
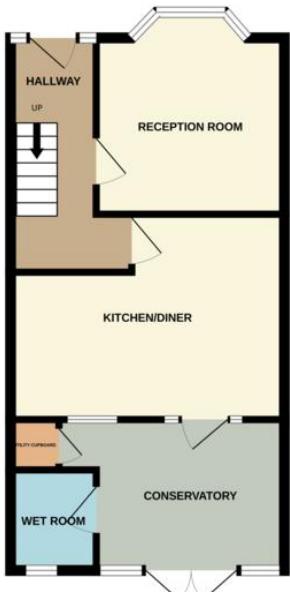
**REAR GARDEN** 30' 9" x 17' 4" (9.37m x 5.28m) Mainly laid to lawn with patio area, rear pedestrian access, outside tap, west facing.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



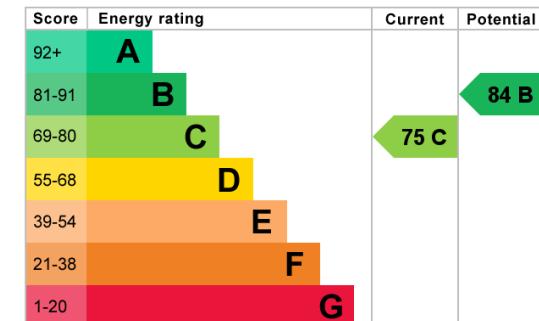
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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