

OFFERS IN EXCESS OF

£294,000

76 Shadwell Road

Portsmouth, PO2 9EJ

PROPERTY SUMMARY

ORIGINAL FEATURES THROUGHOUT! Jeffries & Dibbens are delighted to bring to the market this three double bedroom, mid-terraced property located in Shadwell Road, North End. Offering spacious accommodation throughout, the ground floor comprises two reception rooms measuring 18ft & 15ft respectively, a 10ft fitted kitchen, a 15ft conservatory and a utility/WC. The first floor provides three double bedrooms, plus a modern fitted shower room. Additional benefits include double glazing, gas central heating and a 29ft rear garden. Boasting many original features throughout, we advise an internal viewing at your earliest convenience. This can be arranged by calling our Portsmouth office, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED DOORS

PORCH Obscure stained glass hardwood front door to:-

HALL Two obscure stained glass borrowed light windows to porch, stairs to first floor, two radiators, dado rail, under stairs storage cupboard, doors to reception room one, reception room two and kitchen.

RECEPTION ROOM ONE 18' 09" into bay x 12' 03" into recess (5.72m x 3.73m) PVC double glazed bay window to front aspect, two radiators, dado rail, picture rail, original feature fireplace with tiled surround & hearth and gas fire, original ceiling rose, glazed double doors leading to reception room two.

RECEPTION ROOM TWO 15' 05" x 15' 04" into recess (4.7m x 4.67m) Stained glass double doors leading to conservatory, stained glass borrowed light windows to conservatory, two radiators, dado rail, picture rail, original ceiling rose, original feature fireplace with tiled surround & hearth and open fire, built-in storage.

KITCHEN 10' 03" x 8' 10" (3.12m x 2.69m) Single glazed sash window to conservatory, obscure borrowed light window to utility/WC, glazed door to conservatory, range of wall and base level units, roll top work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over, integral electric oven with gas hob and extractor over, tiling to principal areas, space for fridge/freezer, plumbing for washing machine, radiator, door to utility/WC.

UTILITY/WC Obscure PVC double glazed window to rear aspect, pedestal mounted wash basin, heated towel rail, tiled floor, tiling to principal areas, door leading to close coupled WC, extractor fan.

CONSERVATORY 15' 10" x 8' 05" (4.83m x 2.57m) PVC double glazed windows to rear aspect, obscure PVC double glazed windows to side aspect, PVC double glazed doors to garden, radiator.

FIRST FLOOR LANDING Radiator, dado rail, loft hatch, doors to:-

BEDROOM ONE 18' 07" into bay x 11' 01" (5.66m x 3.38m) PVC double glazed bay window to front aspect, dado rail, built-in wardrobe, additional built-in storage cupboard, two radiators, door to shower room.

BEDROOM TWO 14' 08" x 10' 02" into recess (4.47m x 3.1m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 08" x 7' 10" (3.56m x 2.39m) PVC double glazed window to rear aspect, radiator.

GARDEN 29' 02" x 18' 06" (8.89m x 5.64m) Mainly laid to paving with mature tree & shrub borders, outside tap, brick built storage shed.



GROUND FLOOR

1ST 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.
Made with Measure 02/20

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		72 C
55-68	D	64 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.

**Jeffries
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