



£329,995
62 Mayfield Road
Portsmouth, PO2 0RW

PROPERTY SUMMARY

53FT SOUTH FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, end-terraced property located in Mayfield Road, North End. Well presented throughout, accommodation comprises an open plan lounge/diner, a modern fitted kitchen, a conservatory and a downstairs W.C. To the first floor, you will find a modern-fitted family bathroom and three bedrooms. Additional benefits include majority double glazing, gas central heating and 53ft south-facing garden. We encourage an internal viewing at your earliest convenience, so please get in touch on 02392 661 662 to arrange a viewing today.





COMPOSITE FRONT DOOR

HALLWAY Obscure double glazed window to front aspect, stairs to first floor with storage cupboard under, spotlight lighting, radiator, doors to:

RECEPTION ROOM ONE 13' 8" into bay x 12' 8" (4.17m x 3.86m) PVC double glazed bay window to front aspect, radiator, wall-mounted electric fireplace, open to reception room two.

RECEPTION ROOM TWO 12' 3" x 10' 4" (3.73m x 3.15m) Single glazed windows to rear aspect, door to conservatory, feature cast iron fireplace, vertical radiator, ceiling rose.

KITCHEN 9' 5" x 7' 9" (2.87m x 2.36m) Single glazed window to rear aspect, door to conservatory, laminate flooring, spotlight lighting, range of fitted wall and base level units with granite work tops, inset sink with mixer tap, space for fridge freezer, under floor heating, fitted oven, induction hob, integral dishwasher, stainless steel overhead extractor fan.

CONSERVATORY 16' 1" x 6' 9" (4.9m x 2.06m) PVC double glazed windows to rear aspect, sliding doors to garden, glass roof, radiator, space for washing machine, space for dryer, door to W.C.

WC Window to rear aspect, low level WC, wash hand basin.

FIRST FLOOR LANDING Access to loft space, doors to all rooms.

BATHROOM Obscure PVC double glazed window to front aspect, heated towel rail, concealed cistern W.C, vanity unit, spotlight lights, panel enclosed bath with shower attachment, tiled throughout.

BEDROOM ONE 13' 10" into bay x 11' 5" (4.22m x 3.48m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 12' 4" x 10' 4" (3.76m x 3.15m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 6" x 8' (2.59m x 2.44m) PVC double glazed window to rear aspect, radiator, wall mounted 'Worcester' combination boiler fitted 2024.

REAR GARDEN 53' approx. (16.15m x 0m) South facing garden, raised decked area, porcelain paving stones, wooden storage shed, fully enclosed, outside tap.

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.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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