

**£219,995**  
**59 North End Grove**  
Portsmouth, PO2 8NF



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two/three bedroom, mid-terraced property located in North End Grove, North End. The accommodation on the ground floor comprises two reception rooms measuring 16ft & 15ft respectively, plus a 9ft fitted kitchen. First floor accommodation offers three bedrooms, the third of which is accessed via bedroom two, plus a fitted wet room. Additional benefits include double glazing, plus a 36ft west facing rear garden. Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662





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

**PORCH** Obscure PVC double glazed window to front aspect, obscure PVC borrowed light window to reception room one, cupboard housing meters, glazed door to reception room one.

**RECEPTION ROOM ONE** 16' 1" into bay x 12' 10" into recess (4.9m x 3.91m) PVC double glazed bay window to front aspect, feature fireplace with gas fire, cupboard housing fuse board, door to.

**INNER HALL** Obscure PVC double glazed door to garden, stairs to first floor, wall mounted electric storage heater, door to reception room two.

**RECEPTION ROOM TWO** 15' 10" max x 8' 2" (4.83m x 2.49m) PVC double glazed window to side aspect, feature fireplace, obscure borrowed light window to reception room one, under stairs storage area, door to.

**KITCHEN** 9' 11" x 8' 2" (3.02m x 2.49m) PVC double glazed window to side aspect, PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, space for cooker, plumbing for washing machine, space for tumble dryer, tiled to principal areas, wall mounted boiler.

**FIRST FLOOR LANDING** Loft hatch, doors to.

**BEDROOM ONE** 13' 5" x 12' 11" (4.09m x 3.94m) PVC double glazed windows to front aspect.

**BEDROOM TWO** 10' 11" x 8' 2" (3.33m x 2.49m) PVC double glazed window to side aspect, door to.

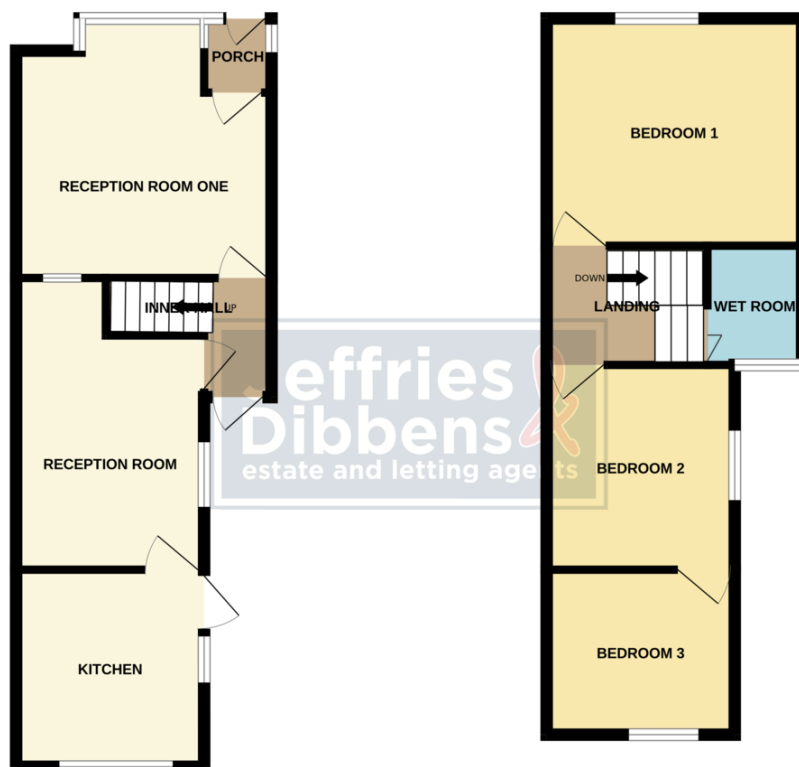
**BEDROOM THREE** 9' 11" x 8' 2" (3.02m x 2.49m) PVC double glazed window to rear aspect, wall mounted gas heater.

**WET ROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, wall mounted wash basin, walk in shower area with wall mounted electric shower unit, tiled to principal areas, extractor.

**REAR GARDEN** 36' 8" x 12' 10" (11.18m x 3.91m) West facing, mainly laid to artificial grass with paved areas, outside tap, PVC door to brick built outbuilding.

GROUND FLOOR

1ST FLOOR



While 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 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.

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