


Jeffries & Dibbens
estate and letting agents

**£235,000**

**144 Powerscourt Road**

Portsmouth, PO2 7JP

**PROPERTY SUMMARY**

SOUTH-FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Powerscourt Road, North End. Accommodation comprises a 24ft kitchen/dining room, a separate reception room, a utility room and a downstairs bathroom. The first floor consists of three bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.

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**HARD WOOD FRONT DOOR TO HALLWAY**

**HALLWAY** Radiator, door to reception room one, obscure PVC back door to garden, stairs to first floor, open to reception room two, under stairs cupboard space.

**RECEPTION ROOM ONE** 15! into bay x 10' 8" maximum (4.57m x 3.25m) PVC double glazed bay window to front aspect, radiator, laminate flooring.

**KITCHEN/DINER** 19' x 9' 6" (5.79m x 2.9m) Two PVC double glazed window to side aspect, double radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, electric oven, gas hob, door to utility room.

**UTILITY ROOM** 10' 4" x 4' 8" (3.15m x 1.42m) Obscure PVC double glazed back door to garden, plumbing for washing machine, space for dryer, space for fridge/freezer X2, door to bathroom.

**BATHROOM** Obscure PVC double glazed window to rear aspect, radiator, tiled to principle areas, bath with shower attachment, close coupled WC, pedestal wash basin, towel rail.

**FIRST FLOOR LANDING** Door to bedroom one, bedroom two and bedroom three, PVC double glazed window to rear aspect, radiator.

**BEDROOM ONE** 13' 10" maximum x 12' 4" (4.22m x 3.76m) PVC double glazed window to front aspect, double radiator, built in wardrobe space.

**BEDROOM TWO** 12' x 9' 6" (3.66m x 2.9m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 11' 10" maximum x 6' 8" (3.61m x 2.03m) PVC double glazed window to side aspect, fitted cupboard.

**GARDEN** 34ft' (10.36m) South facing, fully enclosed, artificial grass, raised deck area, storage.

GROUND FLOOR

1ST FLOOR




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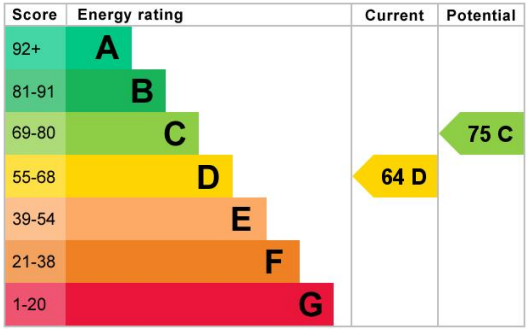
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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