



£375,000
12 Strawberry Green
Portsmouth, PO2 0AZ

PROPERTY SUMMARY

ALLOCATED OFF ROAD PARKING! Jeffries & Dibbens are delighted to bring to the market this four bedroom, semi-detached town house located in Strawberry Green, North End. Beautifully presented throughout, the accommodation is split over three floors. The ground floor offers a modern-fitted kitchen, a downstairs W.C, and a 20ft reception room with doors leading out to the rear garden. Second floor accommodation offers three bedrooms and a modern fitted family bathroom, with stairs leading to the second floor where the 19ft master bedroom can be found. The master bedroom also boasts a modern fitted shower room, plus a dressing room. Additional benefits include double glazing, gas central heating and an allocated off road parking space for one vehicle. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR TO:-

HALLWAY Stairs to first floor, radiator, under stairs storage cupboard, door to WC, door to kitchen, door to reception room.

WC Obscure PVC double glazed window to front aspect, close coupled WC, vanity unit, radiator, tiled to principle areas, wall mounted cupboard housing meters.

KITCHEN 9' 8" x 7' 10" (2.95m x 2.39m) PVC double glazed window to front aspect, range of wall and base units, square edge work surfaces, stainless steel sink and drainer unit with mixer tap, integral electric oven, integral gas hob with extractor hood over, plumbing for washing machine, plumbing for dish washer, space for fridge/freezer, tiled to principle areas.

RECEPTION ROOM 15' 08" narrowing to 7' 11" x 20' 08" narrowing to 14' (4.75m x 6.45m) PVC double glazed windows to rear aspect, PVC double glazed doors to garden, radiators.

FIRST FLOOR LANDING Stairs to second floor, door to bedroom two, bedroom three and bedroom four, door to bathroom.

BEDROOM TWO 15' 8" x 11' 4" excluding wardrobe (4.78m x 3.45m) PVC double glazed window to rear aspect, radiator, built in wardrobes.

BATHROOM 8' 11" x 5' 10" (2.72m x 1.78m) Obscure PVC double glazed window to side aspect, panelled bath with mains shower over, close coupled WC, vanity unit, chrome heated towel radiator, tiled to principle areas, extractor.

BEDROOM THREE 10' 8" x 8' 11" (3.25m x 2.72m) PVC double glazed window to front aspect, radiator.

BEDROOM FOUR 6' 6" x 6' 3" (1.98m x 1.91m) PVC double glazed window to front aspect, radiator.

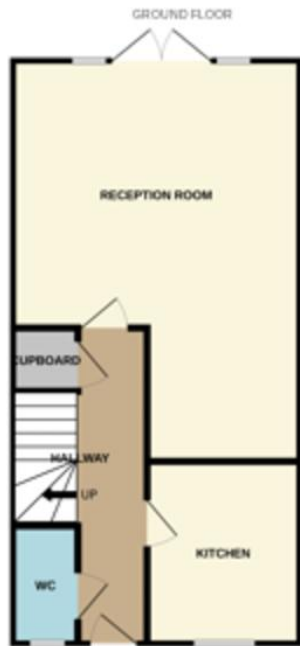
SECOND FLOOR LANDING Door to:-

BEDROOM ONE 19' 08" narrowing to 16' 7" x 12' 1" (6.2m x 3.68m) PVC double glazed window front aspect, radiator, door to dressing room, door to ensuite shower room, loft hatch.

ENSUITE SHOWER ROOM 7' 8" x 7' 7" (2.34m x 2.31m) Obscure PVC double glazed Velux window to rear aspect, walk in shower cubicle with mains shower over, close coupled WC, vanity unit, chrome heated towel radiator, tiled to principle areas, wall mounted electric 'Dimplex' heater.

DRESSING ROOM 7' 8" x 7' 8" (2.34m x 2.34m) Obscure PVC double glazed Velux window to rear aspect, wall mounted 'Valliant' combination boiler.

REAR GARDEN 36' 9" x 18' 3" (11.2m x 5.56m) Mainly laid to lawn with patio area, side pedestrian



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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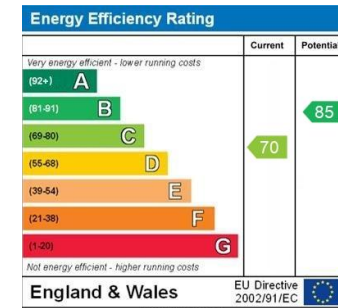


LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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