



**£285,000**  
**28 Domum Road**  
Portsmouth, PO2 0QZ

## PROPERTY SUMMARY

62ft REAR GARDEN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced residence located in Domum Road, Copnor. Accommodation comprises a 14ft reception room, a 18ft kitchen/dining room, a conservatory and W.C. The first floor consists of three bedrooms and a fitted family bathroom. Additional benefits include gas central heating, majority double glazing and a fully-enclosed, 61ft rear garden with pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02391 662662





## OBSCURE PVC DOUBLE GLAZED FRONT DOOR

**HALLWAY** Stairs to first floor, two obscure PVC double glazed windows to front aspect, door to reception room one, door to kitchen/diner, under stairs cupboard housing electric meter.

**RECEPTION ROOM ONE** 14' 05" into bay x 12' 4" (4.39m x 3.76m) PVC double glazed bay window to front aspect, radiator, electric fireplace.

**KITCHEN/DINER** 18' 1" x 11' 2" (5.51m x 3.4m) PVC double glazed window to rear aspect, PVC double glazed door to conservatory, two glazed windows to rear aspect, laminate flooring, radiator, range of wall and base level units, roll top work surfaces, composite sink with mixer tap and drainer unit, integral oven with gas hob, space for under counter fridge, space for under counter freezer, tiling to principal areas.

**CONSERVATORY** 12' 7" narrowing to 5' 10" x 15' 4" narrowing to 8' 06" (3.84m x 4.67m) PVC double glazed back door to garden, glazed windows to rear and side aspects, door to WC, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, polycarbonate roof.

**WC** Close coupled WC, pedestal mounted wash basin, tiling to principal areas.

**FIRST FLOOR LANDING** Doors to all rooms, built-in airing cupboard.

**BEDROOM ONE** 14' 7" into bay x 10' 06" plus wardrobe depth (4.44m x 3.2m) PVC double glazed bay window to front aspect, radiator, built-in fitted wardrobes and storage.

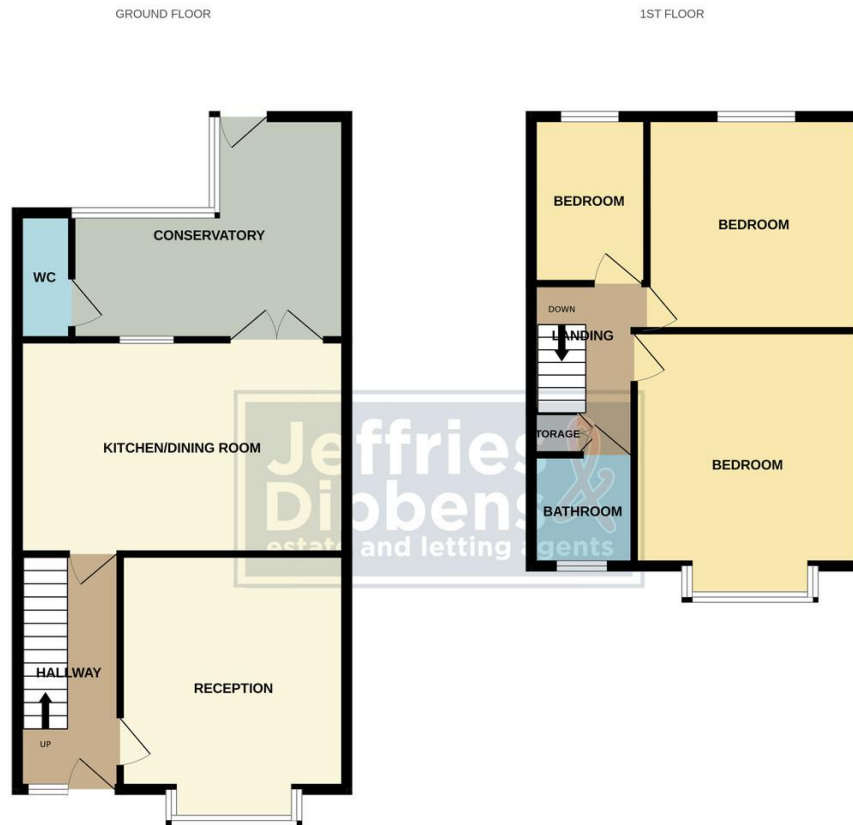
**BEDROOM TWO** 11' 5" x 11' 3" max (3.48m x 3.43m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 8' 2" x 6' 5" (2.49m x 1.96m) PVC double glazed window to rear aspect, radiator, cupboard housing 'GlowWorm' combination boiler.

**BATHROOM** Obscure PVC double glazed window to front aspect, close coupled WC, pedestal mounted wash basin, tiling to principal areas, radiator, bath with shower attachment over.

**GARDEN** 62' (18.9m) Fully enclosed, rear pedestrian access, patio area, outside tap, brick-built shed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 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.



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