



**£385,000**  
**71 Madeira Road**  
Portsmouth, PO2 0SZ

## PROPERTY SUMMARY

NO FORWARD CHAIN & DOUBLE GARAGE! Jeffries & Dibbens are delighted to offer for sale this three-bedroom end-terraced residence located in Madeira Road, Hilsea. Accommodation comprises a 14ft reception room, a downstairs shower room, a conservatory/utility room, and a 22ft kitchen/dining room. The first floor consists of three bedrooms and a fitted family bathroom. Externally, the property has a south-facing garden with side pedestrian access, an outbuilding, and a 23ft x 17ft double garage, both fitted with power and lighting. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange a viewing today on 02392 661 662.

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#### OBSCURE HARDWOOD FRONT DOOR

**HALLWAY** Obscure stained glass windows to front aspect x2, double radiator, oak flooring, stairs to first floor, spot lighting, under stairs cupboard space, cloakroom, door to kitchen/diner, door to reception room.

**RECEPTION ROOM ONE** 14' 7" into recess x 12' 5" into bay (4.44m x 3.78m) PVC double glazed bay window to front aspect, double radiator, feature fireplace, oak flooring, sliding doors to kitchen/diner.

**KITCHEN/DINER** 22' 4" narrowing to 11' 6" x 12' 5" narrowing to 9' 3" (6.81m x 3.78m) PVC double glazed French doors to conservatory, PVC double glazed windows to rear aspect x2, double radiator, tiled flooring, oak flooring, range of wall and base level units, roll top work surfaces, resin one and a half bowl sink and drainer unit with mixer tap over, spot lighting, tiled splash back, integral oven and grill, integral electric hob with stainless steel extractor hood over, microwave mount, integral dishwasher, space for fridge/freezer, wall mounted 'Vaillant' combination boiler.

**CONSERVATORY/UTILITY ROOM** 19' 3" x 6' 4" (5.87m x 1.93m) PVC double glazed windows to rear aspect, PVC double glazed French doors to garden, bespoke cupboards with shoe storage, range of base level units with stainless steel sink and drainer unit, plumbing for washing machine, tiled floor, door to downstairs shower room.

**SHOWER ROOM** Low level WC, floating wash basin, walk-in shower cubicle, tiling to principal areas, tiled flooring, extractor fan.

**FIRST FLOOR LANDING** Doors to all rooms, inspection hatch.

**BEDROOM ONE** 14' 6" into recess x 13' 2" into bay (4.42m x 4.01m) PVC double glazed bay window to front aspect, double radiator.

**BEDROOM TWO** 12' 5" x 11' 6" narrowing to 10' 04" (3.78m x 3.51m) PVC double glazed window to rear aspect, double radiator, built-in wardrobes.

**BEDROOM THREE** 10' 5" x 9' 3" (3.18m x 2.82m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to front aspect, tiling to principal areas, heated towel radiator, ceramic wash basin, close coupled WC, tile enclosed bath with electric power shower, tiled flooring, spot lighting, extractor fan, obscure glass tiles.

**GARDEN** 27' (8.23m) South facing, side pedestrian access, patio, artificial grass, outside tap, door to double garage, door to outbuilding.

**DOUBLE GARAGE** 23' 3" x 17' 1" (7.09m x 5.21m) Roller door, power & light.

**OUTBUILDING** 10' 7" x 7' 8" narrowing to 5' 11" (3.23m x 2.34m) Windows to front and side aspect, power & light, spot lighting.





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 D

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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.

**Jeffries & Dibbens**  
estate and letting agents

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