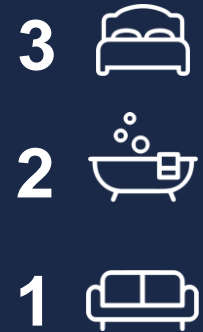




£375,000
9 Elmtree Road
Portsmouth, PO6 1AY

PROPERTY SUMMARY

Residing within the Solent and Springfield School Catchment areas, we're pleased to present to the market this beautifully presented three bedroom end of terrace family home. The accommodation is arranged over three floors and briefly consists of a hallway, modern fitted kitchen/diner and a downstairs shower room. To the first floor you will find a bright and airy lounge, a master bedroom with built in wardrobes and a family bathroom, while the second floor accommodates a further two good size bedrooms. Externally the property boasts a good size mature rear garden with a patio seating area, off road parking and an integral garage. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking located to the front of the property, electric car charging port, up and over door to garage, front door to property.

HALLWAY Internal door to garage.

SHOWER ROOM

KITCHEN/DINER 15' 6" x 12' 0" (4.72m x 3.66m) Range of wall and base units, integral kitchen appliances, free standing Smeg range oven, bi-folding doors to rear garden.

FIRST FLOOR LANDING

LOUNGE 15' 8" x 12' 0" (4.78m x 3.66m)

FAMILY BATHROOM

BEDROOM ONE 12' 0" x 10' 1" (3.66m x 3.07m) Built in wardrobes.

SECOND FLOOR LANDING Access to loft storage.

BEDROOM TWO 11' 7" x 8' 8" (3.53m x 2.64m)

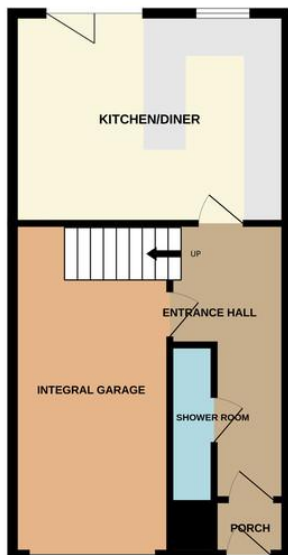
BEDROOM THREE 14' 5" x 6' 7" (4.39m x 2.01m)

GARAGE 19' 0 max" x 7' 11 max" (5.79m x 2.41m)

REAR GARDEN



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
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.

**Jeffries
Dibbens &**
estate and letting agents

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