



£349,995
45 Randolph Road
Portsmouth, PO2 0SU

PROPERTY SUMMARY

OFF-ROAD PARKING FOR MULTIPLE VEHICLES & 18FT DOUBLE GARAGE! Jeffries & Dibbens are delighted to bring to the market this well-presented double-bay terraced property situated in Randolph Road, North End. The ground floor accommodation comprises a 16ft modern-fitted kitchen/dining room and a 14ft lounge. To the first floor are three bedrooms and a modern-fitted family bathroom. Externally, the property benefits from a 33ft west-facing rear garden, which hosts an impressive 18ft double garage. To the front is a driveway providing off-road parking for multiple vehicles. Additional benefits include full double glazing and gas central heating. For further information or to arrange a viewing, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.





UPVC PANELLED FRONT DOOR

HALLWAY PVC double glazed windows to front aspect, radiator, under stairs storage cupboard housing gas and electric meters, stairs to first floor landing, door to lounge.

LOUNGE 14' 10" x 9' 11" (4.52m x 3.02m) PVC double glazed bay window to front aspect, radiator, fitted storage cupboards, electric fireplace, doors to dining room.

KITCHEN/DINER 16' 3" x 15' 0" (4.95m x 4.57m) PVC Double glazed widow to rear aspect, radiator, range of wall and base units, granite work surfaces, integrated electric hob on island, integrated oven, two integrated freezers, integrated fridge, integrated microwave, integrated dishwasher, integrated washing machine, composite sink with drainer and stainless steel mixer tap, tiled to principle areas, double glazed French doors to garden.

FIRST FLOOR LANDING Doors to all rooms, loft access.

BEDROOM ONE 15' 07" x 11' 07" (4.75m x 3.53m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 11' 04" x 10' 01" (3.45m x 3.07m) PVC double glazed window to rear aspect, radiator, fitted wardrobe, housing wall mounted combination boiler.

BEDROOM THREE 8' 11" x 05' 05" (2.72m x 1.65m) PVC double glazed window to front aspect, radiator.

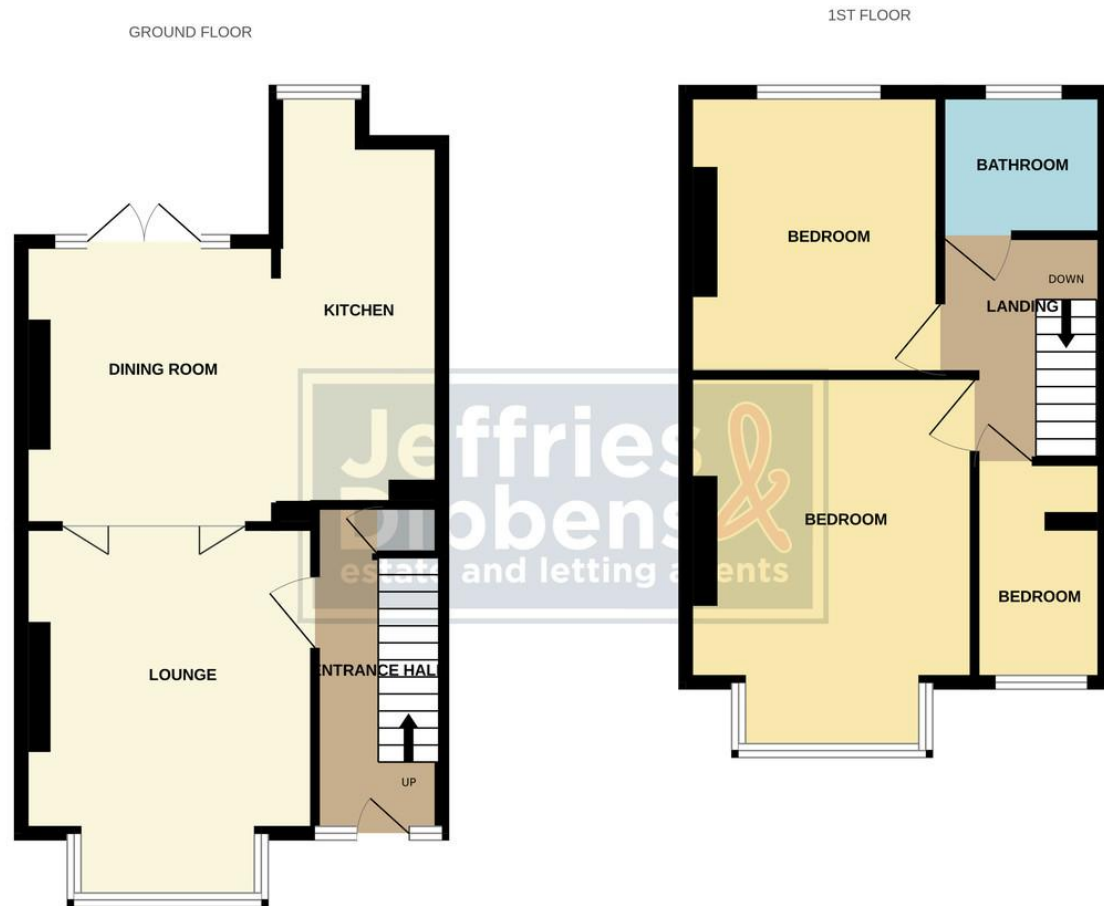
BATHROOM 05' 08" x 06' 10" (1.73m x 2.08m) Obscure PVC double glazed window to rear aspect, heated towel rail, low level WC, wall mounted wash basin with mixer tap and vanity unit, panelled bath with electric shower, tiled to principle areas.

GARDEN 33' 10" x 18' 04" (10.31m x 5.59m) West facing, mainly laid patio to grass, outside tap, storage cupboard, PVC double glazed front door to garage.

GARAGE 18' 10" x 16' 06" (5.74m x 5.03m) Power and lighting, electric power door.

OUTSIDE Driveway providing off road parking for multiple vehicles.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	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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