

£279,995

38 Allcot Road

Portsmouth, PO3 5DF

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to market for sale this three bedroom terraced property located in Allcot Road, Copnor. Accommodation on the ground floor comprises two impressive reception rooms equally measuring 13ft, a fitted kitchen and a conservatory to the rear. The first floor consists of three bedrooms and a shower room. Additional benefits include a 63ft south-facing garden, a garage with power and light and gas central heating. To appreciate all that is on offer contact our Portsmouth branch today! 02392 661 662

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PVC DOUBLE GLAZED FRONT DOOR

PORCH PVC double glazed windows to front aspect, obscure hardwood door to:-

HALLWAY Radiator, stairs to first floor, under stairs storage cupboard housing electrics, door to kitchen, door to reception room.

RECEPTION ROOM ONE 13' 07" into bay x 11' 11" into recess (4.14m x 3.63m) PVC double glazed bay window to front aspect, radiator, electric feature fireplace, sliding doors to reception room two.

RECEPTION ROOM TWO 13' 07" x 10' 07" (4.14m x 3.23m) Glazed windows to conservatory, radiator, door to conservatory.

CONSERVATORY 9' 06" x 8' 0" (2.9m x 2.44m) Double glazed windows to rear aspect, PVC double glazed door to garden, ceramic tiled flooring.

KITCHEN 16' 11" narrowing to 10' x 6' 09" (5.16m x 2.06m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base level units, square edge work surfaces, integral electric oven & hob with extractor hood over, stainless steel sink and drainer unit with mixer tap, radiator, space for fridge/freezer, plumbing for washing machine, tiling to principal areas.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 13' 08" into bay x 11' 10" into recess (4.17m x 3.61m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 12' 11" x 10' 05" into recess (3.94m x 3.18m) PVC double glazed window to rear aspect, radiator, fitted storage cupboard.

BEDROOM THREE 8' 09" x 7' 02" (2.67m x 2.18m) PVC double glazed window to rear aspect, radiator, wall mounted 'Worcester' combination boiler.

BATHROOM Obscure PVC double glazed window to front aspect, close coupled WC, pedestal mounted wash basin, shower cubicle, radiator, tiling to principal areas, loft hatch

GARDEN 63' (19.2m) approx. South-facing, outside WC, rear pedestrian access.

GARAGE 15' 3" x 9' 2" (4.65m x 2.79m) Block-built, electric up and over door, power and light.



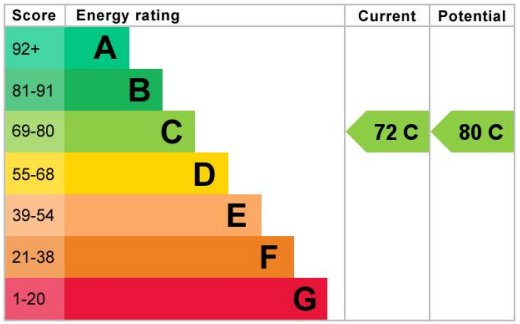
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Jeffries & Dibbens estate and letting agents

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