

£319,995
5 Glenthorne Road
Portsmouth, PO3 5DL

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom terraced property located in Glenthorne Road, Copnor. Well presented throughout, the ground floor comprises 2 spacious reception rooms, 8ft modern fitted kitchen, a conservatory plus additional WC. First floor accommodation offers three bedrooms and a modern fitted bathroom. Additional benefits include a 31ft west facing garden with double garage, double glazing and gas central heating. Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, radiator, under stairs storage cupboard, obscure borrowed light window to kitchen, door to reception room one, stairs to first floor landing, door to reception room two.

RECEPTION ROOM ONE 13' 2" into bay x 12' 10" (4.01m x 3.91m) PVC double glazed bay window to front aspect, radiator, feature fireplace with electric fire, sliding doors to reception room two.

RECEPTION ROOM TWO 11' 8" x 10' 1" into recess (3.56m x 3.07m) Two radiators, PVC double glazed door to conservatory, PVC double glazed window to conservatory, open to kitchen.

KITCHEN 8' 6" x 8' 4" (2.59m x 2.54m) PVC double glazed window to conservatory, wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled to principal areas, plumbing for washing machine, space for oven, space for fridge/freezer, extractor fan.

CONSERVATORY 15' 4" x 7' (4.67m x 2.13m) PVC double glazed window to rear aspect, PVC double glazed door to rear aspect, polycarbonate roof, door to WC.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin.

FIRST FLOOR LANDING Doors to all rooms, loft hatch.

BEDROOM ONE 13' 8" into bay x 13' 3" into recess (4.17m x 4.04m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 11' 7" x 10' 1" (3.53m x 3.07m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 7" x 8' 5" (2.62m x 2.57m) PVC double glazed window to rear aspect, radiator, wall mounted combination boiler.

BATHROOM Obscure PVC double glazed window to front aspect, pedestal wash basin, close coupled WC, panel enclosed bath with mains shower, close coupled WC, pedestal wash basin, tiled to principal areas, extractor fan.

REAR GARDEN 31' 11" x 19' 7" (9.73m x 5.97m) Laid to artificial grass, west facing, door to garage.

GARAGE 19' 7" x 18' (5.97m x 5.49m) Power and light, up and over door.





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		86 B
69-80	C		
55-68	D		
39-54	E	43 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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