OFFERS OVER

£360,000

2 Cotton Road

Portsmouth, PO3 6FL

PROPERTY SUMMARY

OFF-ROAD PARKING FOR MULTIPLE VEHICLES & 20FT GARAGE! Jeffries & Dibbens are delighted to bring to the market this well-presented three bedroom semi-detached house, located in Cotton Road, Milton. The ground floor accommodation comprises a 10ft fitted kitchen, a 17ft lounge/diner, a 12ft fully double-glazed conservatory and a W.C. To the first floor are three bedrooms and a fitted family bathroom, with the master bedroom benefiting from an en-suite shower room. Externally, the property benefits from an approximately 17ft garden with side pedestrian access and a door providing access to the garage. To the front is a driveway providing off-road parking for multiple vehicles, EV charging point and access to the 20ft garage. Additional benefits include full double glazing, gas central heating and solar panels. For further information or to arrange a viewing, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.

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WHITE COMPOSITE FRONT DOOR

HALLWAY Radiator, security alarm system, doors to WC, kitchen, lounge/diner, stairs to first floor landing, hard wooden flooring.

WC Radiator, close coupled WC, wall mounted corner wash basin with mixer tap, hard wooden flooring, tiled to principle areas, extractor fan.

KITCHEN 10' 4" x 8' 2" (3.16m x 2.50m) Double glazed window to front aspect, range of wall and base units, roll top work surfaces, 1 1/2 stainless steel sink with mixer tap and drainer unit, integrated oven with induction hob and overhead extractor fan, integral dishwasher, integral washing machine, integral fridge/freezer, cupboard housing combination boiler, tiled flooring.

LOUNGE/DINER 17' 4" x 15' 5" (5.30m x 4.72m) PVC double glazed windows to rear aspect, two radiators, under stairs storage cupboard housing electric meters, PVC double glazed door to conservatory.

CONSERVATORY 12' 05" x 08' 00" (3.78m x 2.44m) PVC double glazed windows to front, side and rear aspect, tiled flooring, PVC double glazed door to garden.

FIRST FLOOR LANDING Radiator, doors to bedroom one, bedroom two and bedroom three, door to bathroom, loft access.

BEDROOM THREE 9' 0" x 6' 4" (2.76m x 1.95m) PVC double glazed window to rear aspect, radiator.

BEDROOM TWO 9' 0" x 8' 8" (2.76m x 2.66m) PVC double glazed window to rear aspect, radiator.

BEDROOM ONE 11' 08" x 11' 06" (3.56m x 3.51m) PVC double glazed window to front aspect with shutter blinds fitted, radiator, close couple WC, pedestal wash basin with mixer tap, shower cubicle with electric shower, tiled to principle areas, extractor fan.

BATHROOM Obscure PVC double glazed window to side aspect with shutter blinds, heated towel rail, close coupled WC, pedestal wash basin with mixer tap, panelled bath with shower attachment.

GARDEN 17' 02" x 16' 11" (5.23m x 5.16m) Laid patio to artificial grass and shingle, pedestrian side access, door to garage.

GARAGE 20' 04" x 10' 03" (6.2m x 3.12m) Power and lighting, up and over door.

OUTSIDE Driveway for multiple vehicles, outside tap, side access gate to garden, up and over door to garage, ev charging point.

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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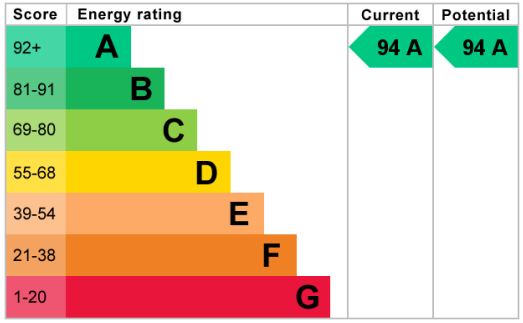
LOCAL AUTHORITY
Portsmouth City Council

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

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk