

£225,000
16 Havant Road
Portsmouth, PO2 7HH

PROPERTY SUMMARY

NO FORWARD CHAIN! This three bedroom, terraced property located in Havant Road, North End is offered for sale by Jeffries & Dibbens. In addition to three bedrooms and a W.C to the first floor, accommodation comprises two reception rooms, a 10ft fitted kitchen and a downstairs bathroom. Added benefits include gas central heating, double glazing throughout and a 40ft south facing fully-enclosed garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Cupboard Housing mains, door to reception room one, space into reception room two.

RECEPTION ROOM ONE 11' 05" x 9' 11" (3.48m x 3.02m) PVC double glazed window to front aspect, radiator, picture rail.

RECEPTION ROOM TWO 12' 11" x 11' 04" (3.94m x 3.45m) Obscure PVC double glazed window to rear aspect, radiator, picture rail, door to ground floor landing.

GROUND FLOOR LANDING Stairs to first floor landing, under stairs storage, obscure PVC double glazed door to utility room.

UTILITY ROOM Glazed polycarbonate roof, plumbing for washing machine, door to garden.

KITCHEN 10' 01" x 7' 6" (3.07m x 2.29m) PVC double glazed window to side aspect, stainless steel sink and drainer unit with hot and cold tap, range of wall and base units, roll top work surfaces, space for fridge/freezer, extractor hood, gas 'range' cooker, door to bathroom, vinyl flooring.

BATHROOM 7' x 5' 11" (2.13m x 1.8m) Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit with mixer tap, panelled bath with shower head, radiator, vinyl flooring, tiled to all areas.

FIRST FLOOR LANDING Doors to all rooms, obscure PVC double glazed window to side aspect, loft hatch.

UPSTAIRS WC Close coupled WC, 'ideal' combination boiler, basin and mixer tap.

BEDROOM ONE 12' 11" x 11' 05" into recess" (3.94m x 3.48m) PVC double glazed window to front aspect, radiator, fitted wardrobes.

BEDROOM TWO 11' 03" x 9' 10" (3.43m x 3m) PVC double glazed window to rear aspect, radiator, loft access.

BEDROOM THREE 7' 11" x 7' 07" (2.41m x 2.31m) PVC double glazed window to rear aspect, radiator.

GARDEN 40ft' (12.19m) Outside plugs, mainly laid to lawn, decking area, outside tap.





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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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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