



£262,000
36 North End Grove
Portsmouth, PO2 8NG

PROPERTY SUMMARY

Jeffries & Dibbens are excited to bring to the market this spacious, three bedroom, mid-terraced property located in North End Grove, North End. Accommodation on the ground floor comprises two reception rooms, a 14ft kitchen/breakfast room and a utility room. First floor accommodation offers three bedrooms plus the family bathroom. Additional benefits include double glazing, gas central heating and a 72ft (approx.) enclosed rear garden. The property also boasts a selection of original features plus a loft room! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





PVC DOUBLE GLAZED DOORS TO PORCH

OBSCURE HARDWOOD FRONT DOOR

HALLWAY Stairs to first floor, radiator, wood laminate flooring, obscure glazed window to front aspect, under stairs storage cupboard, doors to reception room one, reception room two and kitchen.

RECEPTION ROOM ONE 14' 11" into bay x 11' 5" into recess (4.55m x 3.48m) PVC double glazed bay window to front aspect, radiator, laminate flooring, picture rail, feature fireplace.

RECEPTION ROOM TWO 12' 5" x 7' (3.78m x 2.13m) PVC double glazed sliding doors to garden, radiator, picture rail, feature fireplace with tiled surround.

KITCHEN 14' 11" x 9' 2" (4.55m x 2.79m) PVC double glazed window to rear aspect, door to utility, radiator, range of wall and base units, square edge work surfaces, tiled to principal areas, 1 1/2 stainless steel sink and drainer unit with mixer tap, space for cooker, extractor hood over.

UTILITY 8' 9" x 6' 8" at widest point (2.67m x 2.03m) PVC double glazed window to side aspect, space and plumbing for washing machine, space for tumble dryer, space for 'American' style fridge/freezer, tiled flooring, wall mounted 'Glow Worm' combination boiler, PVC double glazed door to garden.

FIRST FLOOR LANDING Loft hatch with pull down ladder leading to loft room, picture rail, doors to.

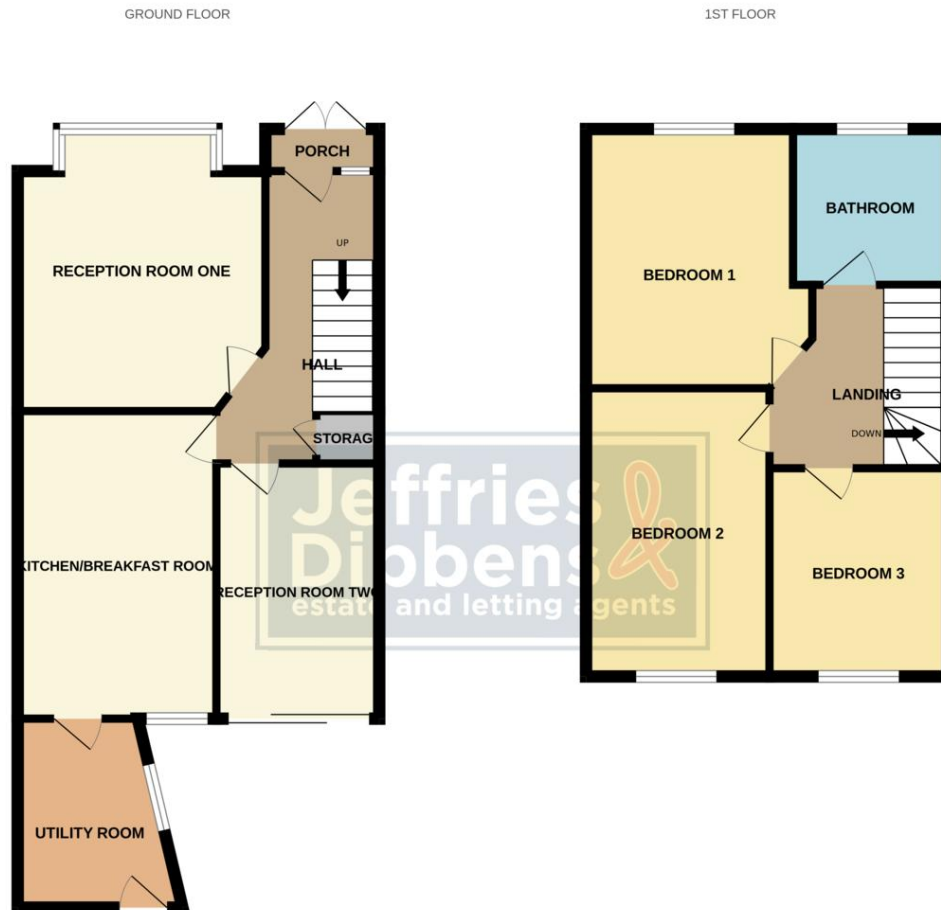
BEDROOM ONE 12' 4" x 11' 3" into recess (3.76m x 3.43m) PVC double glazed window to front aspect, radiator, feature fireplace, picture rail.

BEDROOM TWO 15' x 9' (4.57m x 2.74m) PVC double glazed window to rear aspect, feature fireplace, radiator, picture rail.

BEDROOM THREE 10' 1" x 7' 7" (3.07m x 2.31m) PVC double glazed window to rear aspect, radiator.

BATHROOM 7' 4" x 7' 1" (2.24m x 2.16m) Obscure PVC double glazed window to front aspect, panelled 'P' shaped bath with mains shower over, pedestal mounted wash basin, close coupled WC, radiator, tiled to principal areas.

REAR GARDEN 72' approx. (21.95m) Mainly laid to lawn, storage shed, mature shrub borders, outside tap, paved area.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
69-80	C		76 C
55-68	D		
39-54	E	50 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.



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

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