



**Jeffries  
Dibbens &**  
estate and letting agents

**£325,000**  
**35 Locarno Road**  
Portsmouth, PO3 5DG

## PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are delighted to present for sale this three-bedroom terraced property located on Locarno Road, Copnor. Ground floor accommodation comprises a 24ft lounge/dining room, an 18ft fitted kitchen and an additional reception room. The first floor consists of three bedrooms and a fitted family bathroom. Additional benefits include gas central heating, double glazing and a 50ft rear garden. At the end of the garden is an 18ft x 15ft garage, which also provides rear pedestrian access. 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** Radiator, under stairs storage with electric and gas meters, stairs to first floor, doors to.

**RECEPTION ROOM ONE** 24' 4" x 12' 3" narrowing to 10' (7.42m x 3.73m) PVC double glazed bay window to front aspect, two radiators, feature fireplace and surround, door to reception room two.

**KITCHEN** 18' 8" x 8' 4" narrowing to 7' 10" (5.69m x 2.54m) PVC double glazed window to rear aspect, radiator, range of wall and base units, wood block work surfaces, integral oven with halogen hob, stainless steel sink with adjustable mixer tap and drainer unit, plumbing for washing machine, space for fridge freezer, breakfast bar, wine rack, laminate flooring, door to reception room two.

**RECEPTION ROOM TWO** 9' 7" x 7' 8" (2.92m x 2.34m) Velux window to rear aspect, PVC double glazed windows to rear aspect x2, laminate flooring, PVC double glazed door to garden.

**FIRST FLOOR LANDING** Doors to.

**BEDROOM ONE** 14' 6" into bay x 10' 6" plus wardrobe depth (4.42m x 3.2m) PVC double glazed bay window to front aspect, radiator, built in storage.

**BEDROOM TWO** 11' 11" max x 10' 01" max (3.63m x 3.07m) PVC double glazed window to rear aspect, radiator, cupboard housing wall mounted combination boiler.

**BEDROOM THREE** 8' 9" x 7' 10" (2.67m x 2.39m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** 5' 10" x 5' 4" (1.78m x 1.63m) Obscure PVC double glazed window to front aspect, three piece bathroom suite comprising pedestal wash basin, close coupled WC, panel enclosed bath, tiling to principal areas, tiled floor.

**REAR GARDEN** 50' (15.24m) Mainly laid to paving, outside tap, door to garage.

**GARAGE** 18' x 15' (5.49m x 4.57m) (approx.) Up and over door, pedestrian access, hardwood 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		83 B
69-80	C	70 C	
55-68	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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