

**£269,995**  
**23 Westover Road**  
Portsmouth, PO3 6NP



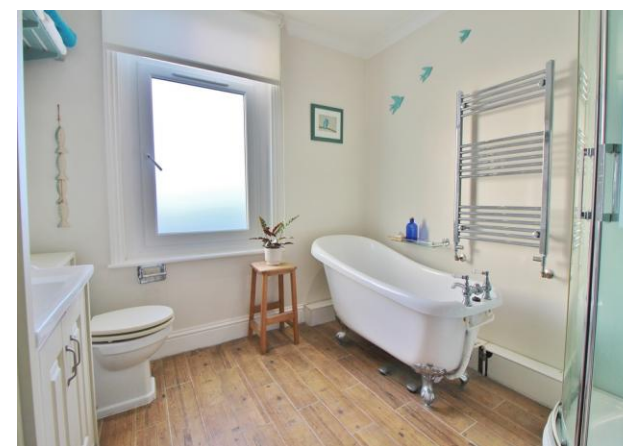
## PROPERTY SUMMARY

WEST-FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Westover Road, Baffins. Accommodation comprises two reception rooms, a fitted kitchen, a conservatory and a downstairs W.C. The first floor consists of two double bedrooms and a fitted family bathroom. The property is situated less than 200 meters from Baffins pond, and offers benefits such as gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today!

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## OBSCURE COMPOSITE FRONT DOOR

**HALLWAY** Stairs to first floor, doors to reception room one and two, obscure PVC double glazed window to front aspect.

**RECEPTION ROOM ONE** 11' 4" x 10' 3" (3.45m x 3.12m) PVC double glazed windows to front aspect, door to reception room two, radiator, feature fireplace, fitted shutters.

**RECEPTION ROOM TWO** 11' 8" x 9' 8" (3.56m x 2.95m) Borrowed light window, PVC double glazed door to conservatory radiator.

**CONSERVATORY** 12' 6" max x 8' 2" max (3.81m x 2.49m) PVC double glazed windows to side and rear aspect, PVC double glazed sliding doors to garden, two wall mounted electric heaters, double glazed roof, laminate flooring, door to WC.

**KITCHEN** 11' 6" x 6' 11" (3.51m x 2.11m) PVC double glazed windows to rear aspect, range of wall and base units, roll top work surfaces, tiled to principal areas, gas cooker point, plumbing for washing machine, 1 1/2 bowl ceramic sink with mixer tap and drainer unit, space for under counter fridge, space for under counter freezer.

**WC** Wall mounted electric heater, close coupled WC with built in sink.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two and bathroom.

**BATHROOM** Obscure PVC double glazed window to rear aspect, vanity unit, freestanding bath, walk in shower cubicle, stainless steel heated towel rail, tiled flooring, spot lighting.

**BEDROOM ONE** 17' 2" max narrowing to 13' 11" x 10' 1" (5.23m x 3.07m) PVC double glazed windows to front aspect, radiator, obscure borrowed light window.

**BEDROOM TWO** 11' 6" x 8' (3.51m x 2.44m) PVC double glazed window to rear aspect, radiator, cupboard housing wall mounted Vaillant boiler.

**REAR GARDEN** 29' (8.84m) West facing, fully enclosed, wooden shed, paved, outside tap.



GROUND FLOOR



1ST FLOOR



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		82 B
69-80	C	71 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.

**Jeffries  
Dibbensen**  
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