

£389,995
35 Military Road
Portsmouth, PO3 5LS

PROPERTY SUMMARY

NO FORWARD CHAIN!!! Jeffries & Dibbens are delighted to be chosen to market this three bedroom end terraced property located in Military Road, Hilsea. Ground floor accommodation boasts two spacious reception rooms, a 19ft modern fitted kitchen, downstairs WC plus a conservatory leading to fully enclosed garden. The second floor comprises a modern fitted bathroom and three bedrooms. Added benefits include double glazing throughout, gas central heating, side access plus a garage to the rear. We anticipate immediate interest so please call today to arrange your internal viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, stairs to first floor, door to reception room one, wall lights, door to reception room two, mains.

RECEPTION ROOM ONE 18' 5" into bay x 12' (5.61m x 3.66m) PVC double glazed bay window to front aspect, radiator, picture rail.

RECEPTION ROOM TWO 14' x 11' (4.27m x 3.35m) PVC double glazed double doors to conservatory, radiator, space to kitchen.

KITCHEN 19' x 8' 8" (5.79m x 2.64m) PVC double glazed door to conservatory, spotlight lighting, radiator, double oven, electric hob, range of wall and base units, plumbing for washing machine, space for fridge/freezer, tiled to principle areas, stainless steel sink and drainer with mixer tap, vinyl flooring, door to WC.

WC Close coupled WC, vanity unit, obscure PVC double glazed window to rear aspect, radiator.

CONSERVATORY 12' 7" x 9' 3" (3.84m x 2.82m) PVC double glazed door to rear aspect, radiator, combination 'Glow worm ' boiler, plumbing for washing machine.

FIRST FLOOR LANDING Loft hatch, doors to all rooms.

BATHROOM 7' 5" x 5' 6" (2.26m x 1.68m) Obscure PVC double glazed window to rear aspect, tiled flooring, heated towel rail, pedestal vanity, close coupled WC, panelled bathtub with shower head, tiled to all areas.

BEDROOM ONE 18' 6" into bay x 10' 9" (5.64m x 3.28m) Curved PVC double glazed window to front aspect, radiator, fitted wardrobes.

BEDROOM TWO 14' 1" x 10' 9" into recess (4.29m x 3.28m) PVC double glazed window to rear aspect, radiator, fitted wardrobe.

BEDROOM THREE 10' 9" x 7' 6" (3.28m x 2.29m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 45' x 27' (13.72m x 8.23m) Decked area, side access, mainly laid to lawn, outside tap, outside plug.

GARAGE 16' 6" x 8' 3" Power and lighting, electric roller 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 D

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | |

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