

**£309,995**  
**31 Wesley Grove**  
Portsmouth, PO3 5ER

## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this three bedroom, mid-terraced property located in Wesley Grove, Copnor. Well presented throughout, the accommodation on offer comprises a 14ft reception room, a 17ft modern fitted kitchen/diner, an upstairs family bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 47ft rear garden! Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





## **OBSCURE PVC DOUBLE GLAZED DOORS**

**PORCH** Obscure glazed hardwood front door to.

**HALLWAY** Stained glass window to front aspect, radiator, stairs to first floor, under stairs storage cupboard, picture rail, door to reception room one, doorway to kitchen/diner.

**RECEPTION ROOM ONE** 14' 10" into bay x 12' 2" into recess (4.52m x 3.71m) PVC double glazed bay window to front aspect, radiator, picture rail, feature fireplace with tiled surround and hearth.

**KITCHEN/DINER (L-SHAPED)** 17' 10" narrowing to 10' x 12' 2" narrowing to 8'4" (5.44m x 3.71m) PVC double glazed doors to garden, PVC double glazed window to rear aspect, radiator, range of wall and base units, wood block work surfaces, ceramic sink and drainer unit with mixer tap over, space for fridge/freezer, plumbing for washing machine, integral 'Neff' electric oven, integral 'Neff' gas hob with extractor hood over, tiled to principal areas.

**FIRST FLOOR LANDING** Loft hatch with pull down ladder, doors to.

**BEDROOM ONE** 14' 11" into bay x 11' 1" into recess (4.55m x 3.38m) PVC double glazed bay window to front aspect, radiator.

**BEDROOM TWO** 12' 2" x 11' into recess (3.71m x 3.35m) PVC double glazed window to rear aspect, radiator, built in cupboard housing 'Vaillant' combination boiler, picture rail, feature fireplace.

**BEDROOM THREE** 7' 7" x 6' 8" (2.31m x 2.03m) PVC double glazed window to front aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, panel enclosed bath with 'Rainfall' style shower over, vanity unit, close coupled WC, heated chrome towel rail, tiled flooring, tiled to principal areas.

**REAR GARDEN** 47' 7" x 18' 6" (14.5m x 5.64m) Mainly laid to lawn with tree and shrub border, wooden storage shed, patio area.





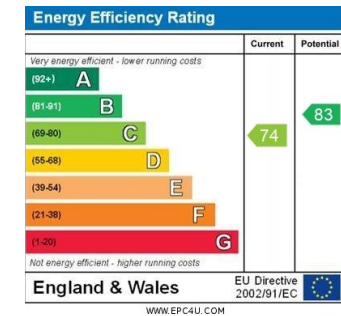
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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  
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