

£300,000
19 Warspite Close
Portsmouth, PO2 9NX

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this three bedroom, end-terraced property located in Warspite Close, Hilsea. The accommodation to the ground floor comprises two reception rooms, a 9ft modern fitted kitchen and a 12ft conservatory. The first floor offers three bedrooms and a modern fitted bathroom. Additional benefits include double glazing, gas central heating and a south facing garden with side pedestrian access. The property also boasts two allocated parking spaces! Contact our Portsmouth branch to arrange your viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-

HALLWAY Radiator, stairs to first floor, door to:-

RECEPTION ROOM ONE 13' 05" x 12' 07" (4.09m x 3.84m) PVC double glazed window to front aspect, two radiators, opening to:-

RECEPTION ROOM TWO 9' 0" x 8' 02" (2.74m x 2.49m) PVC double glazed doors to conservatory, radiator, under stairs storage cupboard, archway to kitchen.

KITCHEN 9' 0" x 7' 04" (2.74m x 2.24m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, integral electric oven with gas hob and extractor hood over, plumbing for washing machine, space for fridge/freezer, stainless steel sink and drainer unit with mixer tap, tiled to principle areas.

CONSERVATORY 12' 08" x 8' 03" (3.86m x 2.51m) Dual aspect PVC double glazed windows, PVC double glazed doors to garden, polycarbonate roof.

FIRST FLOOR LANDING PVC double glazed window to side aspect, loft hatch, built in airing cupboard housing immersion tank, doors to:-

BEDROOM ONE 10' 05" x 9' 01" excluding wardrobe (3.18m x 2.77m) PVC double glazed window to rear aspect, radiator.

BEDROOM TWO 10' 0" x 6' 09" (3.05m x 2.06m) PVC double glazed window to front aspect, radiator.

BEDROOM THREE 6'11" narrowing to 4'08" x 8' 09" (1.93m x 2.67m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

BATHROOM Obscure PVC double glazed window to rear aspect, panelled bath with mains shower attachment, close coupled WC, vanity unit, tiled flooring, tiled to principle areas, extractor, chrome heated towel radiator.

GARDEN South facing, mainly laid to paving and shingle, outside tap, storage shed, side pedestrian access.



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		86 B
69-80	C	72 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
Dibbens &**
estate and letting agents

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

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