



£315,000
29 East Shore Way
Portsmouth, PO3 6FY

PROPERTY SUMMARY

OFF ROAD PARKING & ALLOCATED PARKING! Jeffries & Dibbens are excited to offer for sale this four bedroom, mid-terraced town house located in East Shore Way, Milton. Well presented throughout, the accommodation on the ground floor comprises a 14ft modern fitted kitchen/diner with doors leading out onto the 30ft rear garden, a WC and bedroom three. The first floor offers a 12ft reception room, a modern fitted family bathroom and bedroom four, with the second floor comprising the 15ft master bedroom with en-suite shower room, plus an additional 11ft bedroom. Further benefits include double glazing, gas central heating and a hardstand to the front of the property to provide off road parking. The property also boasts views over Milton Common, plus an additional allocated parking space. Contact our Portsmouth branch to arrange your viewing! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR

HALLWAY Stairs to first floor, radiator, door to bedroom three, door to WC, tiled flooring, door to kitchen/diner.

WC Close coupled WC, pedestal mounted wash basin, radiator, tiled flooring, tiled to principal areas.

BEDROOM THREE 13' 8" excluding wardrobe x 7' 10" narrowing to 6'1" (4.17m x 2.39m) PVC double glazed window to front aspect, built in wardrobe, radiator.

KITCHEN/DINER 14' 7" x 12' 11" (4.44m x 3.94m) PVC double glazed doors to garden, PVC double glazed windows to rear aspect, range of wall and base units, roll top work surfaces, matching splash back, integral electric oven and gas hob with extractor hood over, integral fridge/freezer, plumbing for washing machine, tiled flooring, radiator.

FIRST FLOOR LANDING PVC double glazed window to front aspect, door to bathroom, door to reception room, door to bedroom four, stairs to second floor, radiator.

BATHROOM 6' 11" x 6' 2" (2.11m x 1.88m) Panel enclosed bath with mains shower over, close coupled WC, vanity unit, tiled to principal areas, chrome heated towel rail, extractor.

BEDROOM FOUR 10' 11" x 6' 2" (3.33m x 1.88m) PVC double glazed window to front aspect, radiator.

RECEPTION ROOM 12' 11" x 12' 5" (3.94m x 3.78m) PVC double glazed window to rear aspect, radiator.

SECOND FLOOR LANDING Radiator, loft hatch, door to.

BEDROOM ONE 15' 5" narrowing to 11" x 11' (4.7m x 3.35m) PVC double glazed window to rear aspect, radiator, range of built-in wardrobes, door to ensuite.

ENSUITE Walk in shower cubicle with electric shower unit, close coupled WC, vanity unit, tiled to principal areas, tiled flooring, chrome heated towel rail, extractor.

BEDROOM TWO 11' 8" x 9' 3" (3.56m x 2.82m) PVC double glazed window to front aspect, radiator, built in wardrobe, built in airing cupboard housing 'Vaillant' combination boiler.

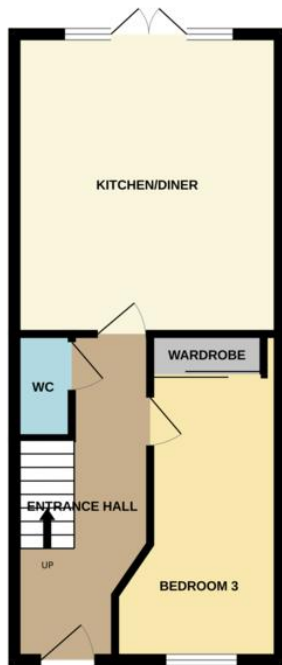
REAR GARDEN 30' 1" x 14' 2" (9.17m x 4.32m) Mainly laid to paving, outside tap, fully enclosed, rear pedestrian access, storage shed.

FRONT Hardstand to provide off road parking.

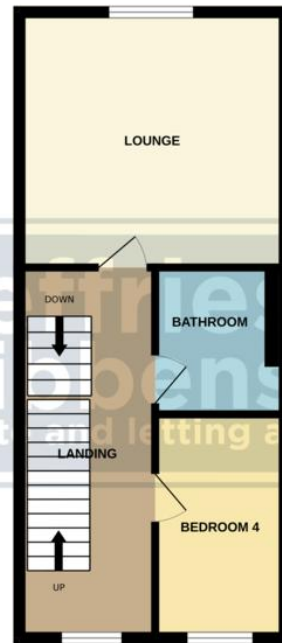
ALLOCATED PARKING Additional allocated parking space.



GROUND FLOOR



1ST FLOOR



2ND 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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	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
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