


Jeffries & Dibbens
estate and letting agents

OFFERS OVER

**£318,000**

## 72 Inhurst Road

Portsmouth, PO2 0QL

**PROPERTY SUMMARY**

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are delighted to bring to the market this semi-detached property located in Inhurst Road, North End. This property is well presented throughout and is offered with NO ONWARD CHAIN. Ground floor accommodation comprises a modern-fitted kitchen/dining room and a 14ft reception room. The first floor consists of three bedrooms and a modern-fitted shower room. Externally is a 52ft, south-facing patio garden benefitting from vehicle access leading to a hard standing for two/three vehicles and a 16ft garage. Further benefits include full double glazing and gas central heating and no forward chain! Call Jeffries & Dibbens, acting as sole agents, to arrange your internal viewing! 02392 661 662.

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**COMPOSITE FRONT DOOR TO HALLWAY**

**HALLWAY** Stairs to first floor, laminate flooring, obscure PVC double glazed window to front aspect, two under stairs cupboards, door to kitchen/diner.

**UNDER STAIRS CUPBOARD** Obscure PVC double glazed window to side aspect.

**KITCHEN/DINER** 13'3" narrowing to 9'10" x 18'1" narrowing to 10'5" (4.19m x 5.74m) Obscure PVC double glazed back door to garden, obscure PVC double glazed windows to rear aspect, PVC double glazed French doors to garden, PVC double glazed window to rear aspect, laminate flooring, tiled flooring, stainless steel sink with mixer tap and drainer unit, double radiator, plumbing for washing machine, electric oven, induction hob, glass splash back, overhead extractor fan with glass hood, open to reception room one, space for fridge/freezer.

**RECEPTION ROOM ONE** 13' 13" into bay x 11' 7" (4.29m x 3.53m) PVC double glazed bay window to front aspect, radiator, laminate flooring.

**FIRST FLOOR LANDING** Door to bedroom one, two, three and the bathroom, Obscure PVC double glazed window to side aspect, laminate flooring.

**BDROOM ONE** 14' 1" into bay x 11' 7" (4.29m x 3.53m) PVC double glazed bay window to front aspect, radiator.

**BEDROOM TWO** 13' x 10' 6" maximum (3.96m x 3.2m) PVC double glazed window to rear aspect, radiator, fitted wardrobes.

**BEDROOM THREE** 9' 11" x 7' 1" (3.02m x 2.16m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to front aspect, vanity unit, marble effect tiled flooring, tiled throughout, walk in shower cubicle, close coupled WC, stainless steel heated towel rail, extractor fan.

**GARDEN** 52ft' (15.85m) South Facing, fully enclosed, porcelain tiles, artificial grass, secure gated access, door to WC.

**WC** Obscure PVC double glazed window to rear aspect, close coupled WC, tiled to principle areas, tiled flooring.

**GARAGE** Under and over door.

**AGENTS NOTE** The seller has advised us that the property is fitted with solar panels, which save them £350 per annum in energy costs

GROUND FLOOR

1ST FLOOR



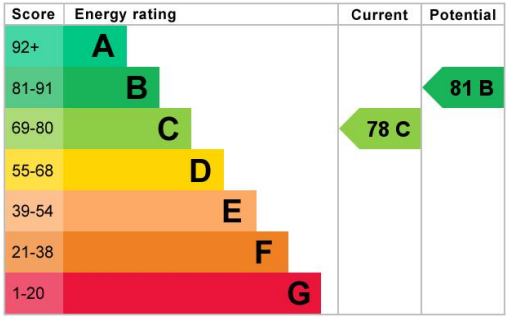

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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