



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Seafield Road, Copnor. The accommodation on offer to the ground floor comprises two reception rooms, a 12ft fitted kitchen, a lean-to conservatory and a WC. The first floor consists of three bedrooms and a modern fitted shower room. Additional benefits include double glazing, gas central heating and an enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

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#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Radiator, stairs to first floor, obscure borrowed light window to reception room one, sliding door to reception room two, built in cupboard housing gas meter, wall mounted electric meter and fuse board, door to kitchen.

**RECEPTION ROOM ONE** 14' 6" into bay x 9' 9" into recess (4.42m x 2.97m) PVC double glazed bay window to front aspect, radiator, opening to reception room two.

**RECEPTION ROOM TWO** 10' 11" x 7' 10" (3.33m x 2.39m) PVC double glazed window to rear aspect, radiator.

**KITCHEN** 12' 10" x 8' 7" (3.91m x 2.62m) PVC double glazed window to side aspect, radiator, glazed window and door to lean-to conservatory, range of wall and base units, quartz granite worktops and matching splash backs, 1 1/2 stainless steel sink and drainer unit and mixer tap, space for gas cooker with extractor hood over, space for fridge/freezer, plumbing for washing machine.

**LEAN-TO CONSERVATORY** 10' 4" max x 9' 1" (3.15m x 2.77m) Obscure PVC double glazed windows to rear aspect, PVC door to garden, polycarbonate roof, door to WC.

**WC** Obscure PVC double glazed window to side aspect, high level WC, radiator.

**FIRST FLOOR LANDING** Loft hatch, radiator, built in storage cupboard, doors to.

**BEDROOM ONE** 13' 1" into recess x 11' 11" (3.99m x 3.63m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 10' 11" x 7' 10" (3.33m x 2.39m) PVC double glazed window to rear aspect, radiator.

**SHOWER ROOM** Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, walk in shower cubicle with electric shower unit over, tiled to principal areas, radiator, chrome heated towel rail.

**BEDROOM THREE** 8' 8" x 7' 3" (2.64m x 2.21m) PVC double glazed window to rear aspect, radiator, wall mounted 'Vaillant' boiler.

**REAR GARDEN** 29' 6" x 13' 6" (8.99m x 4.11m) Mainly laid to artificial grass with paved areas, flower and shrub borders, door to brick built storage shed.



GROUND FLOOR

1ST FLOOR



**Jeffries & Dibbens**  
estate and letting agents

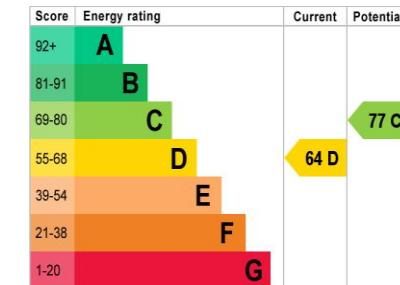
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or representation. The dimensions given are for guidance purposes only and should not be relied upon by prospective purchasers. 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 B

**VIEWINGS**  
By prior appointment only



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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**  
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