

Jeffries & Dibbens  
**SOLD**  
idea.co.uk

**£340,000**  
**69 Hewett Road**  
Portsmouth, PO2 0QS



## PROPERTY SUMMARY

This delightful, terraced house located in Hewett Road, North End is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation to the first floor comprises three bedrooms including a 19' master in addition to the 13', four-piece family bathroom. The ground floor is equally impressive boasting a 17' reception room, a 16', modern-fitted kitchen, a utility room and an additional WC. Further benefits include gas central heating, double glazing, a fully enclosed rear garden incorporating a garden room complete with a bar and side pedestrian access via the sheltered sideway. Contact us today for more information or to arrange your internal inspection. 023 92 661 662





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

**HALLWAY** Obscure PVC double glazed window to side aspect, radiator, meter cupboard, stairs to first floor, under stairs storage cupboard, door to reception room, door to utility room.

**RECEPTION ROOM** 17' 9" max x 13' 5" max (5.41m x 4.09m) PVC double glazed window to front aspect, two radiators, feature fireplace with marble effect feature surround, stripped wooden flooring, French doors to kitchen/diner.

**UTILITY ROOM** 10' 10" max narrowing to 6'10" x 8' 9" narrowing to 3' (3.3m x 2.67m) PVC double glazed door to garden, wall units, work top surfaces, spot lights, door to WC.

**WC** Low level WC, vanity unit with splash backs, stainless steel towel radiator, spot lighting.

**KITCHEN/DINER** 16' 2" narrowing to 10'4" x 14' 2" narrowing to 9'2" (4.93m x 4.32m) Two PVC double glazed windows to rear aspect, PVC double glazed door to garden, vertical radiator, range of wall and base units, marble effect work surfaces and matching splash backs, 1 1/2 bowl resin sink and drainer, gas cooker point and space for range cooker, space and plumbing for American style fridge freezer, plumbing for dishwasher, tile effect vinyl flooring, spot lighting.

### **FIRST FLOOR LANDING**

**BEDROOM ONE** 19' 6" into wardrobe depth x 10' 4" narrowing to 9'4" into wardrobe depth (5.94m x 3.15m) PVC double glazed window to rear aspect, double radiator, range of fitted wardrobes.

**BATHROOM** 13' 5" max x 9' 10" max narrowing to 4'9" (4.09m x 3m) Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, four piece bathroom suite comprising panel enclosed bath, vanity unit, close couple WC, walk in shower cubicle with full height waterproof panelling, tiled to principal areas, ceramic tiled flooring, spot lighting.

**BEDROOM TWO** 12' 10" x 11' 10" (3.91m x 3.61m) PVC double glazed window to front aspect, radiator.

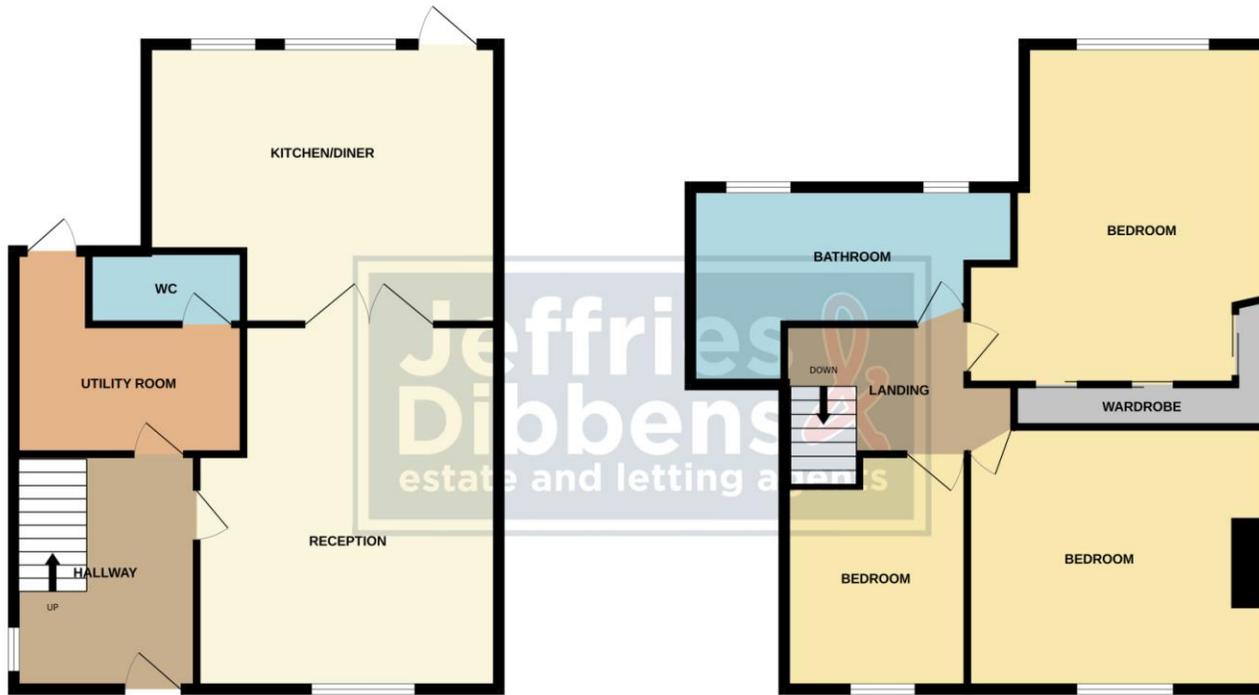
**BEDROOM THREE** 9' 8" narrowing to 7'3" x 7' max (2.95m x 2.13m) PVC double glazed window to front aspect, radiator, built in storage cupboard and shelving.

**REAR GARDEN** 23' x 22' (7.01m x 6.71m) Fully enclosed, fully paved, outside tap, two power points, side pedestrian access via sheltered sideway, two PVC double glazed door to garden room.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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.



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