



£307,500
27 Devon Road
Portsmouth, PO3 5ET

PROPERTY SUMMARY

FOUR BEDROOMS! Jeffries & Dibbens are pleased to offer for sale this four bedroom, terraced property in Devon Road, Copnor. The property is extremely well presented throughout and is located within the ALN school catchment area. Accommodation comprises two reception rooms, a modern-fitted kitchen and a conservatory on the ground floor. The first floor consists of three bedrooms, a fitted bathroom and stairs leading to the second floor, where the fourth bedroom is located. Additional benefits include gas central heating, double glazing and a west-facing, rear garden offering rear pedestrian access. Contact Jeffries & Dibbens Portsmouth now to arrange your viewing. Phone lines open until 8pm weekdays!





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, stairs to first floor, laminate flooring, doors to reception room and kitchen/diner, under stairs storage housing gas and electric meters.

RECEPTION ROOM 13' 9" x 11' 7" (4.19m x 3.53m) PVC double glazed bay window to front aspect, fitted shutters, radiator, fitted electric fireplace with hearth and surround.

KITCHEN/DINER 11' 11" max x 17' max (3.63m x 5.18m) PVC double glazed bi-fold doors to conservatory, vertical radiator, PVC double glazed window to rear aspect, range of wall and base units, breakfast bar, laminate work surfaces, stainless steel sink with mixer tap and drainer unit, wine fridge, built in microwave, integral electric oven, integral dishwasher, space for fridge/freezer, induction hob.

CONSERVATORY 17' 2" max x 5' 4" (5.23m x 1.63m) PVC double glazed door to garden, integral freezer, integral washing machine, space for tumble dryer, laminate flooring.

FIRST FLOOR LANDING Doors to bedrooms and bathroom, stairs to first floor.

BEDROOM TWO 13' 10" x 8' 11" including wardrobe depth (4.22m x 2.72m) PVC double glazed bay window to front aspect, radiator, built in wardrobe space, fitted shutters.

BEDROOM THREE 11' 11" x 9' 3" into wardrobe depth (3.63m x 2.82m) PVC double glazed window to rear aspect, fitted shutters, fitted wardrobe space.

BEDROOM FOUR 7' 1" x 6' 2" (2.16m x 1.88m) PVC double glazed window to front aspect, fitted shutters, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, fitted shutters, stainless steel heated towel rail, close coupled WC, bath with shower, pedestal wash basin, fully tiled, extractor fan.

SECOND FLOOR LANDING PVC double glazed window to rear aspect, door to bedroom one.

BEDROOM ONE Velux windows to front and rear aspect, radiator, built in storage.

REAR GARDEN West facing, rear pedestrian access, mainly laid to artificial grass, wood shed with power and lighting.



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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



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