

PROPERTY SUMMARY

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are excited to bring to the market this four bedroom, detached property located in Althorpe Drive, Anchorage Park. Offered with no forward chain, the accommodation on the ground floor comprises two reception rooms measuring at 14ft and 13ft respectively, a 15ft fitted kitchen and a WC. First floor accommodation offers four bedrooms and a fitted shower room. Additional benefits include double glazing, gas central heating and a 40ft rear garden with side pedestrian access. The property also boasts a garage and off road parking for approximately three vehicles! Contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662

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OBSCURE COMPOSITE FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, dado rail, stairs to first floor, built in cupboard housing meters, radiator, obscure PVC double glazed windows to side aspect, door to WC, door to reception room one, door to kitchen.

WC Obscure PVC double glazed window to side aspect, low level WC, w all mounted w ash basin, radiator, tiled flooring.

KITCHEN 15' 9" x 8' 4" (4.8m x 2.54m) PVC double glazed w indow to front aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, 1 1/2 sink and drainer unit w ith mixer tap over, integral gas hobw ith extractor over, integral electric oven, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, tiled to principal areas, tiled flooring, radiator, breakfast bar, cupboard housing 'Vaillant' combination boiler, door to reception room tw o.

REC EPTION ROOM ONE 14' 11" x 11' 8" (4.55m x 3.56m) PVC double glazed bay window to front aspect, feature fireplace with gas fire, radiator, archway to.

REC EPTION ROOM TWO 13' 10" x 9' 3" (4.22m x 2.82m) PVC double glazed French doors to garden, radiator.

FIRST FLOOR LANDING PVC double glazed window to front aspect, loft hatch, built in airing cupboard, doors to all rooms.

BEDROOM ONE 14' excluding wardrobe depth x 8' 8" (4.27m x 2.64m) PVC double glazed window to side aspect, radiator, range of built in wardrobes and overhead storage.

BEDROOM TWO 13' x 8' 8" (3.96m x 2.64m) PVC double glazed window to side aspect, radiator.

BEDROOM THREE 10' 8" into bay x 7' 8" (3.25m x 2.34m) PVC double glazed bay window to front aspect, radiator.

BEDROOM FOUR 10' 4" narrowing to 6'10" x 9' (3.15m x 2.74m) PVC double glazed window to front aspect, radiator.

SHOWER ROOM 7' 3" x 6' 1" (2.21m x 1.85m) Obscure PVC double glazed window to front aspect, walk in shower cubicle with mains shower, pedestal mounted wash basin, low level WC, tiled to principal areas, tiled flooring, radiator.

REAR GARDEN Mainly laid to law n w ith patio area and decked area, side pedestrian access, storage shed.

GARAGE Remote control electric garage door, power and light.

FRONT Off road parking for approx. 3 vehicles.



1ST FLOOR



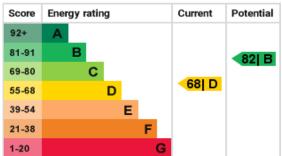
Whilds revery utiling has been made to instance the accuracy of the Boordan costained here, measurements of doors, windows, comms and any origonational and to responsibility to take for any ency onsistion or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchases. The services, systems and applicates shown have not been tested and no guarante as to their openality or efficiency can be priven. As to their openality or efficiency can be priven. LOCAL AUTHORITY Portsmouth City Council

TENURE Freehold

COUNCIL TAX BAND Band E

VIEWINGS By prior appointment only

Energy Efficiency Rating



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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