

## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this spacious, three bedroom, end terraced property located in Wykeham Road, North End. Well presented throughout, ground floor accommodation comprises three reception rooms, an 11ft modern fitted kitchen, a shower room, plus a utility area. First floor accommodation offers a modern fitted bathroom and three bedrooms. Additional benefits include double glazing and gas central heating. The property also boasts a 16ft loft room, plus a 40ft south facing rear garden! Contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662













## OBSCURE PVC DOUBLE GLAZED FRONT DOOR

**ENTRANCE HALL** Obscure PVC double glazed window to front aspect, radiator, stairs leading to first floor landing with under stairs storage cupboard housing gas and electric meters, solid oak wood flooring, dado rail, doors leading to.

**RECEPTION ROOM** 14'7" x 11'3" into bay (4.44m x 3.43m) PVC double glazed bay window to front aspect, radiator, solid oak wood flooring, feature fireplace with electric fire and marble hearth, picture rail.

## KITCHEN/DINER

**KITCHEN** 11' x 8' 2" (3.35m x 2.49m) PVC double glazed window to rear aspect, range of wall and base units, solid oak work surfaces, space for 'Range' style cooker, tiled to principal areas, 'Butter' style sink with mixer tap, space for fridge/freezer, integral dishwasher.

**DINING AREA** 12' 11" x 8' 2" (3.94m x 2.49m) PVC double glazed window to side aspect, radiator, glazed door to extension, solid oak wood flooring, built in storage cupboard, opening to.

**RECEPTION ROOM** 11' x 10'3" (3.35m x 3.12m) PVC double glazed window to rear aspect, two Velux skylight windows, radiator, PVC double glazed doors leading to rear garden, door leading to.

**UTILITY AREA** 5' 5"  $\times$  2' 2" (1.65m  $\times$  0.66m) Plumbing for washing machine, tiled flooring, space for tumble dryer, door leading to.

**SHOWER ROOM** 7' 3" x 5' 7" (2.21m x 1.7m) Obscure PVC double glazed window to rear aspect, shower cubicle with electric shower, vanity basin, low level WC, heated towel rail/radiator, extractor fan, tiled to principal areas, tiled flooring.

FIRST FLOOR LANDING Doors leading to all bedrooms and bathroom, stairs to loft room.

**BEDROOM ONE** 11'9" x 9' 11" (3.58m x 3.02m) PVC double glazed windows to front aspect, radiator, built in wardrobes x 2, one housing 'Ideal' combination boiler.

BEDROOM TWO 14' 3" x 8' 2" (4.34m x 2.49m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 8' 3" x 8' 3" (2.51m x 2.51m) PVC double glazed window to rear aspect, radiator, built in under stairs storage cupboard.

**BATHROOM** Obscure PVC double glazed window to front aspect, panel endosed bath with mains shower over, low level WC, vanity basin, towel radiator, tiled to principal areas.

LOFT ROOM 16' 10" x 15' 4" (5.13m x 4.67m) PVC double glazed Velux window to rear aspect, two eaves storage spaces.

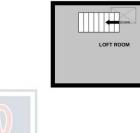
**REAR GARDEN** 40' 8" x 18' 7" (12.4m x 5.66m) South facing, mainly laid to lawn with patio area, raised area, outside tap.

**AGENTS NOTE** The vendor informs us that the property has completed a treatment plan for Japanese knotweed and is under a transferable, insurance backed guarantee. For more information please contact the office.



WAY

LANDING



2ND FLOOR

ettering This been made to ensure the accuracy of the exception strength is taken for any entor, more statement. This plan is for illustrative purposes only and should be used as such by any rest-statement. This plan is for illustrative purposes only and should be used as such by any exclusion. The set of the provide the strength of the plant state as to there operability or efficiency can be given. Mode with Metropic 60204

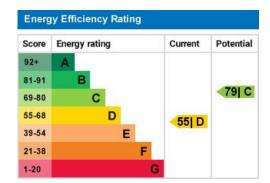
BEDROOM

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



RECEPTION ROOM

HALLWAY

KITCHEN/DINER

LIVING ROOM

JTILITY ROO

OFFICE ADDRESS 112/114 London Road, Portsmouth, Hampshire, PO2 0LZ **CONTACT** 023 9266 1662 portsmouth@jeffries.co.uk www.jdea.co.uk