



£237,500
7 North Street
Portsmouth, PO1 4ED

PROPERTY SUMMARY

Off Road Parking! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property in North Street, Landport. Well presented throughout, this property offers a selection of benefits. Accommodation comprises a 15ft reception room, an 11ft fitted kitchen, a 17ft sun lounge with utility space and a study. The first floor consists of two double bedrooms and a family shower room. Added benefits include gas central heating, double glazing throughout and a south-facing garden with rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange today! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Stairs to first floor, PVC double glazed window to front aspect, radiator, built in cupboard space with gas and electric meters, laminate flooring, door to reception room, door to kitchen.

RECEPTION ROOM 15' 8" x 11' 6" (4.78m x 3.51m) Double radiator, door to study, oak fireplace with gas fireplace with marble hearth, PVC double glazed window to rear aspect, under stairs cupboard space.

STUDY 7' 10" x 5' 11" (2.39m x 1.8m) PVC double glazed windows to front and side aspect, wall mounted electric meter.

KITCHEN 10' 11" x 8' 5" (3.33m x 2.57m) PVC double glazed window to rear aspect, obscure PVC double glazed door to sun lounge, range of wall and base units, roll top work surfaces, space for fridge/freezer, stainless steel sink with mixer tap and drainer unit, tiled splash back, gas cooker point, extractor fan, double radiator, laminate flooring.

SUN LOUNGE 17' 2" x 7' 1" (5.23m x 2.16m) PVC double glazed back door to garden, PVC double glazed windows to rear aspect, Velux windows to rear aspect, laminate flooring, wall mounted combination boiler, plumbing for washing machine, wall and base units.

FIRST FLOOR LANDING PVC double glazed window to front aspect, door to bedroom one, bedroom two, shower room.

BEDROOM ONE 14' 1" x 9' 5" (4.29m x 2.87m) PVC double glazed windows to front and rear aspect, radiator, fitted wardrobe space.

BEDROOM TWO 11' x 10' 7" (3.35m x 3.23m) PVC double glazed window to rear aspect, radiator, built in wardrobe space.

SHOWER ROOM Obscure PVC double glazed window to front aspect, close coupled WC, vanity unit, stainless steel heated towel rail, walk in shower cubicle with shower attachment, laminate flooring.

REAR GARDEN 24' (7.32m) South facing, fully enclosed, rear pedestrian access, raised decked area, outside tap, mature flower and shrub borders.





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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	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



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