

£205,000

25 Havant Road

Portsmouth, PO2 7HH

PROPERTY SUMMARY

NO FORWARD CHAIN & WEST-FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this three-bedroom terraced property, situated on Havant Road, North End. The ground floor accommodation comprises two reception rooms, both measuring approximately 11ft, a 12ft fitted kitchen, a 9ft utility room and a W.C. To the first floor, you will find three bedrooms and a shower room. Additional benefits include gas central heating, double glazing throughout, a 15ft west-facing rear garden and no forward chain. To fully appreciate all that this property has to offer, please contact Jeffries & Dibbens Portsmouth today to arrange an internal viewing.

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Two radiators, cupboard housing gas and electric meter, doors to reception room one and reception room two, stairs to first floor landing.

RECEPTION ROOM ONE 11' 01" x 11' 00" (3.38m x 3.35m) PVC double glazed window to front aspect, radiator.

RECEPTION ROOM TWO 11' 07" x 11' 00" (3.53m x 3.35m) PVC double glazed window to rear aspect, radiator.

KITCHEN 12' 09" x 07' 09" (3.89m x 2.36m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with drainer unit, integrated oven, gas hob with overhead extractor fan, space for fridge/freezer, wall mounted combination boiler, tiled to principle areas, open to utility room.

UTILITY ROOM 09' 08" x 08' 03" (2.95m x 2.51m) PVC double glazed window to side aspect, radiator, space for plumbing for washing machine, door to WC, obscure double glazed door to garden.

WC Obscure PVC double glazed window to rear aspect, radiator, close coupled WC.

FIRST FLOOR LANDING PVC double glazed window to side aspect, radiator, loft access, doors to all rooms.

BEDROOM ONE 13' 01" x 11' 01" (3.99m x 3.38m) PVC double glazed window to front aspect.

BEDROOM TWO 11' 06" x 10' 11" (3.51m x 3.33m) PVC double glazed window to rear aspect.

BEDROOM THREE 07' 09" x 06' 00" (2.36m x 1.83m) PVC double glazed window to rear aspect, radiator.

SHOWER ROOM Obscure PVC double glazed window to side aspect, heated towel rail, pedestal wash basin, close coupled WC, shower cubicle with electric shower, tiled to principle areas, extractor fan.

GARDEN 11' 01" x 15' 01" (3.38m x 4.6m) West facing, mainly patio, outside tap, wooden storage shed.



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

EPC TO FOLLOW

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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