
Jeffries & Dibbens
estate and letting agents
£295,000
4 Hobby Close
Portsmouth, PO3 5QZ

PROPERTY SUMMARY

NO FORWARD CHAIN & ALLOCATED PARKING! Jeffries & Dibbens are excited to bring to the market this three bedroom, end terraced property located in Hobby Close, Hilsea. The accommodation on offer comprises two reception rooms, a 11ft fitted kitchen, an upstairs shower room, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 38ft x 27ft fully enclosed rear garden with side pedestrian access. We anticipate high levels of interest in this property, so please contact our Portsmouth branch now to arrange your viewing. Open late! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL PVC double glazed window to side aspect, radiator, wall mounted fuse board, stairs to first floor, door to reception room.

RECEPTION ROOM ONE 13' 02" x 12' 05" (4.01m x 3.78m) PVC double glazed window to front aspect, radiator, feature fireplace, opening to reception room two.

RECEPTION ROOM TWO 10' 11" x 7' 09" (3.33m x 2.36m) Double glazed sliding door to conservatory, radiator, opening to kitchen.

KITCHEN 11' 04" x 7' 07" (3.45m x 2.31m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base level units, roll top work surfaces, tiling to principal areas, plumbing for washing machine, space for fridge/freezer, space for cooker, extractor fan, quartz composite sink and drainer unit with mixer tap over.

CONSERVATORY 8' 10" x 8' 01" (2.69m x 2.46m) Dual aspect double glazed windows.

FIRST FLOOR LANDING PVC double glazed window to side aspect, loft hatch, built-in airing cupboard housing wall mounted 'Alpha' combination boiler, doors to all rooms.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, shower cubicle, radiator, tiling to principal areas.

BEDROOM ONE 13' 03" x 9' 0" (4.04m x 2.74m) PVC double glazed window to front aspect, radiator, laminate flooring.

BEDROOM TWO 9' 01" x 9' 01" (2.77m x 2.77m) PVC double glazed window to rear aspect, radiator, fitted wardrobe.

BEDROOM THREE 9' 07" x 6' 05" (2.92m x 1.96m) PVC double glazed window to front aspect, radiator, built-in storage cupboard.

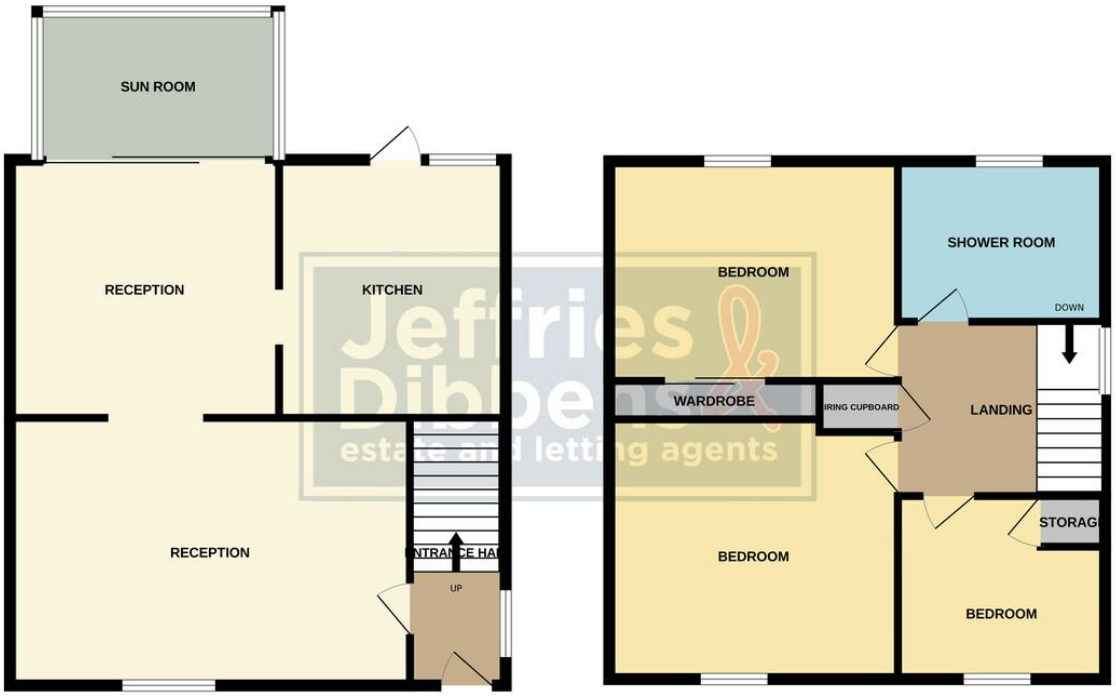
OUTSIDE

REAR GARDEN 38' 01" x 27' 02" max (11.61m x 8.28m) Mainly laid to paving and shingle, storage shed, side pedestrian access.

ALLOCATED PARKING Allocated parking space for one vehicle.

GROUND FLOOR

1ST FLOOR



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 C

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.

Jeffries & Dibbens estate and letting agents

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