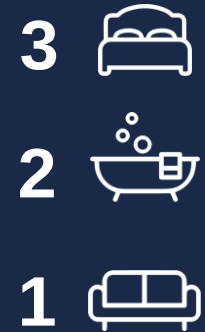


£330,000
35 Burrfields Road
Portsmouth, PO3 5DP

PROPERTY SUMMARY

TWIN GARAGES! Jeffries & Dibbens are delighted to offer for sale this three bedroom, end-terraced property located in Burrfields Road, Copnor. Well presented throughout, the accommodation to the ground floor comprises an 11ft reception room, opening onto an additional 12ft reception room, a 12ft modern fitted kitchen, a conservatory and a fitted shower room. The first floor offers three bedrooms, plus a further modern fitted shower room. Additional benefits include double glazing, gas central heating, plus an enclosed rear garden with side pedestrian access. The property also boasts twin garages, both with power & light. To arrange your internal viewing please contact our Portsmouth branch, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED DOOR TO:-

HALLWAY Obscure PVC double glazed window to front aspect, stairs to first floor, under stairs storage cupboard housing electrics, radiator, door to reception room two, doorway to kitchen, additional built in storage cupboard housing combination boiler, borrowed light window to reception room one.

RECEPTION ROOM TWO 11' 09" x 9' 06" (3.58m x 2.9m) Double glazed sliding doors to conservatory, radiator, dado rail, opening to:-

RECEPTION ROOM ONE 12' 09" into bay x 12' 07" into recess (3.89m x 3.84m) PVC double glazed bay window to front aspect, radiator, dado rail, feature fireplace with marble surround and hearth.

KITCHEN 12' 06" x 8' 03" (3.81m x 2.51m) PVC double glazed window to side aspect, modern fitted kitchen comprising range of wall and base units, square edge work surfaces, 1 1/2 stainless steel sink and drainer unit with mixer tap, tiled to principle areas, radiator, integral 'Neff' double oven, integral 'Neff' five ring gas hob with stainless steel 'Neff' extractor hood over, plumbing for washing machine, space for under counter fridge/freezer, double glazed Velux window to rear aspect, door to:-

CONSERVATORY 10' 09" maximum x 7' 10" (3.28m x 2.39m) Two PVC double glazed windows to rear aspect, PVC double glazed French doors to garden, radiator, polycarbonate roof, door to shower room.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, walk in shower cubicle with electric shower unit, wall mounted wash basin, close coupled WC, chrome heated towel rail, spot lighting, extractor, tiled to principle areas, tiled flooring.

FIRST FLOOR LANDING PVC double glazed window to side aspect, loft hatch with pull down ladder, doors to:-

BEDROOM ONE 13' 07" into bay x 12' 07" into recess (4.14m x 3.84m) PVC double glazed bay window to front aspect, radiator, built in window seat and storage, fitted wardrobe, spot lighting.

BEDROOM TWO 11' 10" x 9' 08" (3.61m x 2.95m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 08" x 8' 03" (2.64m x 2.51m) PVC double glazed window to rear aspect, radiator, built in storage and wardrobe.

SHOWER ROOM 7' 05" x 5' 03" (2.26m x 1.6m) Obscure PVC double glazed window to front aspect, walk in shower cubicle with electric shower unit, vanity unit with storage under, close coupled WC, tiled walls, spot lighting, extractor, radiator.

GARDEN 18' 02" x 17' 10" (5.54m x 5.44m) Mainly laid to paving, outside tap, wooden storage shed with power and lighting, block built storage shed, side pedestrian access, door leading to twin garages.

TWIN GARAGES

GARAGE ONE 18' 04" x 8' 02" (5.59m x 2.49m) Wooden doors, power and lighting, opening to:-

GARAGE TWO 18' 01" x 9' 02" (5.51m x 2.79m) Up and over door, power and lighting.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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.

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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