

£359,995

54 Chelmsford Road

Portsmouth, PO2 0QE

PROPERTY SUMMARY

NO FORWARD CHAIN & GARAGE! Jeffries & Dibbens Portsmouth are delighted to offer for sale this three-bedroom end-of-terrace property, located in Chelmsford Road, North End, less than 500 yards from College Park. The accommodation comprises a 17ft kitchen/dining room, a spacious 14ft reception room, a conservatory and a downstairs W.C. The first floor offers three bedrooms and a modern family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully enclosed, private garden with access to the garage. Vehicular access to the garage is via a private road leading from Chelmsford Road and Kensington Road. The property also benefits from being conveniently located close to amenities. To fully appreciate all that this property has to offer, please contact Jeffries & Dibbens Portsmouth today to arrange an internal viewing. 02392 661 662

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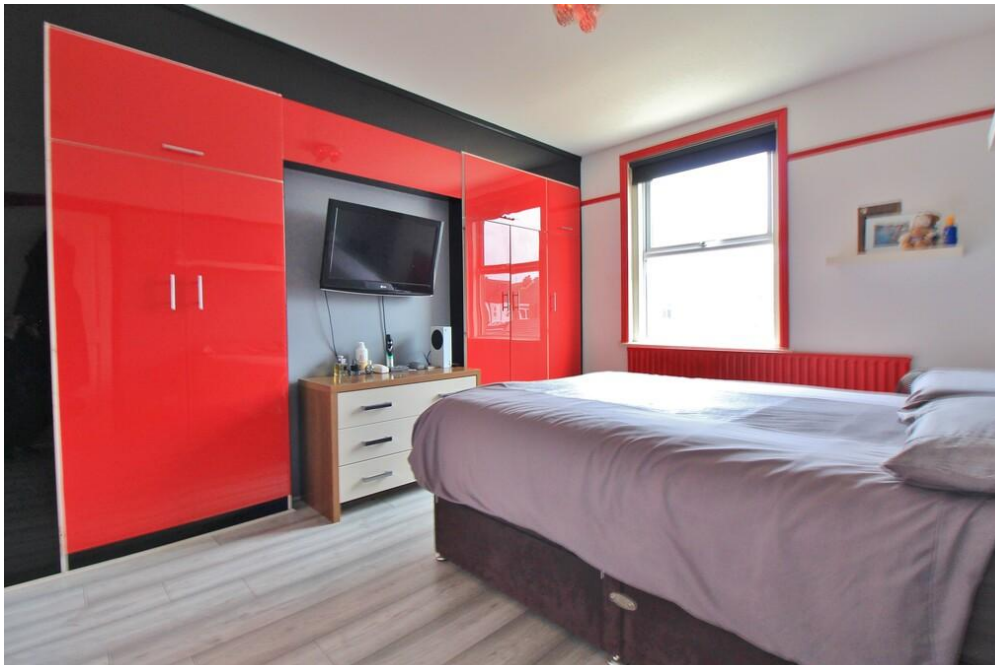
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OBSCURE PVC DOUBLE GLAZED FRENCH DOORS TO PORCH

PORCH Obscure door to hallway, obscure windows.

HALLWAY Tiled flooring, double radiator, door to reception one, under stairs cupboard space, housing gas and electric meters, door to kitchen/diner.

KITCHEN/DINER 17'9" narrowing to 10'5" x 9'1" narrowing to 12'8" (5.44m x 3.05m) PVC double glazed windows to rear aspect, PVC double glazed back door to garden, stainless steel sink with mixer tap and drainer unit, electric oven, space for fridge/freezer, plumbing for dishwasher, tiled to principle areas, gas hob, double radiator, tiled flooring.

CONSERVATORY 15' x 7' 11" (4.57m x 2.41m) PVC double glazed windows to rear aspect, PVC double glazed back door to garden, door to WC, door to cupboard, plumbing for washing machine, space for freezer, space for dryer.

WC Obscure PVC double glazed window to rear aspect, tiled throughout, low level WC.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and the bathroom.

BEDROOM ONE 15' 5" into bay x 10' 6" maximum (4.7m x 3.2m) PVC double glazed bay window to front aspect, double radiator, laminate flooring.

BEDROOM TWO 12' 10" x 9' 6" plus wardrobe depth (3.91m x 2.9m) PVC double glazed window to rear aspect, radiator, built in wardrobe space, laminate flooring.

BEDROOM THREE 8' 6" x 7' 2" (2.59m x 2.18m) PVC double glazed window to front aspect, radiator, cupboard housing wall mounted 'Vaillant' combination boiler.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, heated towel radiator, vanity unit, tiled to principle areas.

GARDEN East facing, fully-enclosed, patio, outside tap.

GARAGE 19' narrowing to 11' 5" x 9' 3" (5.79m x 2.82m) Folding 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

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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