

£259,950

5 Paddington Road

Portsmouth, PO2 0DU

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Paddington Road, North End. Well presented throughout, the accommodation on the ground floor comprises two reception rooms, an 11ft fitted kitchen, a conservatory and a modern fitted shower room. The first floor offers three bedrooms, a modern fitted bathroom, plus stairs leading to the loft room. Additional benefits include double glazing, gas central heating and 38ft, west facing garden. Contact our Portsmouth branch to arrange your viewing! 02392 661 662

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PVC DOUBLE GLAZED DOORS

PORCH Obscure PVC double glazed front door.

HALLWAY Doors to reception rooms one & two, door to kitchen, stairs to first floor, under stairs storage cupboard housing gas & electric meters, radiator, dado rail.

RECEPTION ROOM ONE 15' 04" into bay x 9' 11" (4.67m x 3.02m) PVC double glazed bay window to front aspect, feature fireplace with tiled surround & hearth, picture rail, radiator.

KITCHEN 11' 11" x 7' 6" (3.63m x 2.29m) PVC double glazed door to rear aspect, PVC double glazed window to rear aspect, range of wall and base level units, roll top work surfaces, sink and drainer unit with mixer tap over, space for cooker with gas cooker point, breakfast bar, space for fridge/freezer, tiling to principal areas, utility cupboard housing plumbing for washing machine & combination boiler.

RECEPTION ROOM TWO 13' 0" narrowing to 9' 02" x 14' 08" (3.96m x 4.47m) PVC double glazed windows to front and rear aspects, PVC double glazed sliding doors to conservatory, picture rail, dado rail, radiator.

CONSERVATORY 7' 06" x 6' 02" (2.29m x 1.88m) Double glazed sliding doors to garden, tiled floor, sliding door to shower room.

SHOWER ROOM PVC double glazed window to side aspect, walk-in shower cubicle with electric shower unit, wall mounted wash basin, close coupled WC, tiling to principal areas, spot lighting, tiled floor.

FIRST FLOOR LANDING Stairs to second floor landing, dado rail, built-in storage cupboard, doors to:-

BEDROOM ONE 12' 05" x 11' 04" (3.78m x 3.45m) PVC double glazed windows to front aspect x2, two built-in storage cupboards, dado rail, radiator.

BEDROOM TWO 13' 03" x 9' 01" (4.04m x 2.77m) PVC double glazed window to rear aspect, dado rail, radiator, feature fireplace with tiled surround.

BEDROOM THREE 11' 11" x 7' 05" (3.63m x 2.26m) PVC double glazed window to rear aspect, built-in storage cupboard x2, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, vanity unit, panelled bath with shower over, tiling to principal areas, tiled floor, loft hatch.

SECOND FLOOR LANDING Door to loft room.

LOFT ROOM 10' 11" x 9' 11" (3.33m x 3.02m) Velux windows to front and rear aspects, eaves storage space.

REAR GARDEN 38' (11.58m) West facing, fully enclosed, mainly laid to paving, outside tap, wooden storage shed, brick-built storage shed.



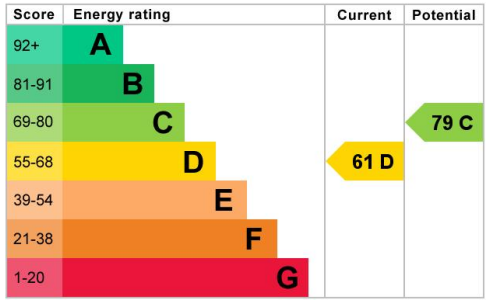
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

VIEWINGS
By prior appointment only



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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