



**P** 2 hours  
No return to zone  
within 4 hours  
FD Zone Permit Holders  
Exempt

Jeffries  
Dibbens  
estate and letting agents  
**FOR SALE**  
023 7246 862  
jda.co.uk

**£245,000**  
**105 Cardiff Road**  
Portsmouth, PO2 8BJ



## PROPERTY SUMMARY

This three bedroom, terraced property in Cardiff Road, North End is offered for sale by Jeffries & Dibbens. Accommodation comprises a 23ft reception room and a 13ft fitted kitchen, with three bedrooms and a family bathroom to the first floor. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. We feel this property would be ideally suited to first time buyers or investors alike, so please call our Portsmouth office to arrange your viewing. Open late!

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**OBSCURE PVC DOUBLE GLAZED FRONT DOOR** Leading to porch.

**PORCH** Tiled flooring, cupboard housing electric meters, door to reception room one.

**RECEPTION ROOM ONE** 23' 9" x 12' 11" narrowing to 8'9" (7.24m x 3.94m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, radiator, newly tiled floor (as of August 2023), spot lighting, opening to kitchen.

**KITCHEN** 13' 10" x 9' 2" (4.22m x 2.79m) PVC double glazed windows to rear and side aspect, PVC double glazed back door to garden, tiled flooring, spot lighting, range of wall and base units, roll top work surfaces, ceramic 1 1/2 bowl sink with mixer tap and drainer unit, ceramic hob with integral oven, stainless steel overhead extractor fan with glass cover, wall mounted combination Worcester boiler, space for fridge/freezer, plumbing for washing machine, space for dryer, tiled to principal areas.

**FIRST FLOOR LANDING** Radiator, bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM ONE** 13' x 12' (3.96m x 3.66m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 11' 4" x 6' 11" (3.45m x 2.11m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to side aspect, bath with rainfall shower over, vanity unit, close couple WC, tiled flooring, spot lighting, extractor fan.

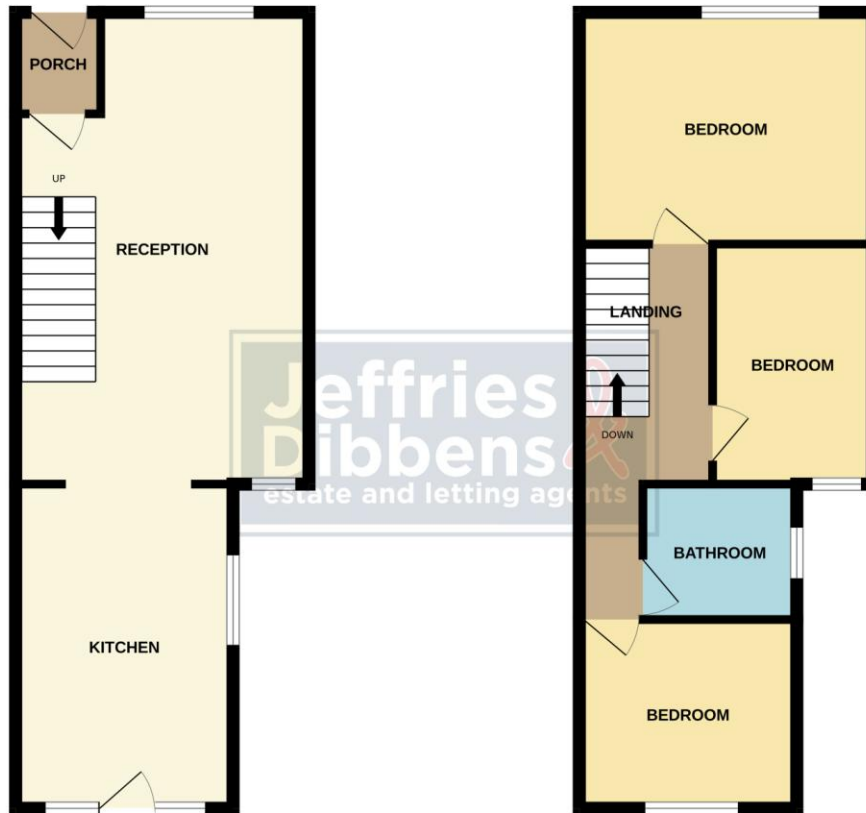
**BEDROOM THREE** 9' 4" x 7' 6" (2.84m x 2.29m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 25' (7.62m) approx. West facing, fully enclosed, mainly laid to patio, outside power point, outside tap.



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 B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	65   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

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