



AUCTION GUIDE PRICE  
**£290,000**  
**126A & 126B Queens Road**  
Portsmouth, PO2 7NE

126  
CDE

## PROPERTY SUMMARY

ARRANGED AS TWO FLATS! Jeffries & Dibbens are pleased to offer for sale this semi-detached house currently arranged as two-bedroom flats. The ground floor flat offers accommodation comprises a 14ft reception room, two bedrooms, a family bathroom, a fitted kitchen and a separate W.C. The first floor flat comprises accommodation comprises a 14ft reception room, two bedrooms, a modern fitted bathroom and a modern fitted kitchen. The flats benefit from double glazing throughout, gas central heating and currently generate a combined rental income of £1745 Per Month. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens Portsmouth Today! 02392 661 662





#### **HARD WOOD FRONT DOOR TO**

**COMMUNAL HALLWAY** Door to ground floor flat, door to first floor flat.

#### **HARD WOOD FRONT DOOR TO FLAT A**

**HALLWAY** Radiator, doors to reception room, bedrooms one and two, WC, kitchen & lobby.

**RECEPTION ROOM** 16' 02" into bay x 14' 2" (4.93m x 4.32m) PVC double glazed bay window to front aspect, double radiator.

**KITCHEN** 10' 06" x 8' 3" (3.2m x 2.51m) PVC double glazed window to side aspect, radiator, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, vinyl flooring, wall mounted combination boiler, space for cooker with gas cooker point, plumbing for washing machine, space for fridge/freezer, tiling to principal areas, door to lobby.

**BEDROOM ONE** 14' 4" into bay x 11' 11" (4.37m x 3.63m) PVC double glazed bay window to side aspect, double radiator.

**BEDROOM TWO** 11' 7" x 7' 1" (3.53m x 2.16m) PVC double glazed window to side aspect.

**WC** Close coupled W.C

**LOBBY** PVC double glazed door leading to communal garden, door to bathroom.

**BATHROOM** Window to rear aspect, pedestal mounted wash basin, bath with shower attachment over, fully tiled, radiator.

#### **COMMUNAL GARDEN**

#### **HARD WOOD FRONT DOOR TO FLAT B**

**LOBBY** Stairs to first floor.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, double radiator, doors to reception room, bedrooms one and two, bathroom & kitchen.

**RECEPTION ROOM** 14' 2" x 13' 11" (4.32m x 4.24m) PVC double glazed window to front aspect, double radiator.

**KITCHEN** 10' 4" x 7' 6" (3.15m x 2.29m) PVC double glazed window to side aspect, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, laminate flooring, plumbing for washing machine, integral oven with induction hob and extractor hood over, tiling to principal areas, radiator, space for fridge/freezer, cupboard housing wall mounted combination boiler.

**BEDROOM ONE** 11' 11" x 11' 1" (3.63m x 3.38m) PVC double glazed window to side aspect, radiator.

**BEDROOM TWO** 10' 4" x 8' 0" (3.15m x 2.44m) PVC double glazed window to rear aspect, radiator.

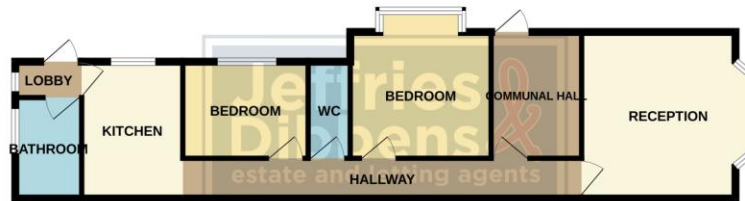
**BATHROOM** Close coupled WC, vanity unit, stainless steel heated towel radiator, bath with shower over, tiling to principal areas, laminate flooring.

FIRST 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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GROUND FLOOR



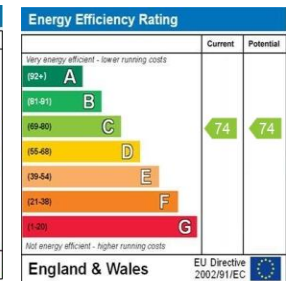
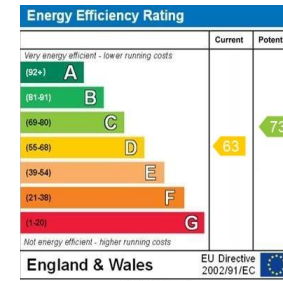
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band A & B

**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



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