

Jeffries & Dibbens
estate and letting agents

Jeffries & Dibbens
SOLD
jeffries.co.uk

£232,500
52 Moorland Road
Portsmouth, PO1 5JA



PROPERTY SUMMARY

West-Facing Garden! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Moorland Road, Fratton. Well suited for first time or investment buyers, this property offers a selection of benefits. Accommodation comprises a 22ft reception room, a kitchen, a downstairs bathroom and three bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden! We encourage a viewing at your earliest convenience, so please contact us to today to arrange an internal viewing! 02392 661 662





HARDWOOD FRONT DOOR

PORCH Door to reception room.

RECEPTION ROOM 22' 5" x 13' 1" max narrowing to 10'1" (6.83m x 3.99m)
Obscure PVC double glazed windows to front and rear aspect, two double radiators, cupboard housing gas and electric meters, brick feature fireplace with electric heater, door to hallway.

HALLWAY Stairs to first floor, radiator, open to kitchen, under stairs cupboard with space for fridge/freezer.

KITCHEN 10' 6" x 8' (3.2m x 2.44m) Obscure PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, double bowl stainless steel sink with mixer tap and drainer unit, wall mounted combination boiler fitted 2021, open to lobby, plumbing for washing machine, gas cooker point, lino flooring.

LOBBY Obscure PVC double glazed back door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC, panel enclosed bath, tiled to principal areas, stainless steel heated towel rail.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, doors to bedroom one, two and three.

BEDROOM ONE 13' x 10' 9" (3.96m x 3.28m) PVC double glazed window to front aspect, radiator, wood flooring.

BEDROOM TWO 11' x 9' 11" (3.35m x 3.02m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 6" x 8' (3.2m x 2.44m) Obscure PVC double glazed window to rear aspect, double radiator, airing cupboard.

REAR GARDEN 12' (3.66m) West facing, fully enclosed, mainly laid to paving.





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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		86 B
69-80	C		
55-68	D	66 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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