



£209,995
15 Hampshire Street
Fratton, PO1 5LG

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property in Hampshire Street, Fratton. Accommodation comprises a 22ft reception room, a 16ft fitted kitchen and a conservatory to the ground floor. The first floor consists of two bedrooms and a fitted family bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed garden with rear pedestrian access. To book your internal viewing, please contact Jeffries & Dibbens Portsmouth to arrange your internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room, cupboard housing gas and electric meters.

RECEPTION ROOM 22' 5" x 12' 2" narrowing to 8'8" (6.83m x 3.71m) PVC double glazed bay window to front aspect, double radiator, PVC double glazed French doors to conservatory, wood fireplace with wall mounted electric fireplace, door to hallway.

HALLWAY Stairs to first floor, double radiator, under stairs cupboard space.

KITCHEN 16' 2" x 6' 11" (4.93m x 2.11m) PVC double glazed windows to side and rear aspect, double radiator range of wall and base units, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, integral oven and gas hob, space for under counter fridge, PVC double glazed back door to garden, tiled splash back.

CONSERVATORY 15' 4" x 4' 6" (4.67m x 1.37m) PVC double glazed back door to garden, plumbing for washing machine, space for freezer, space for fridge/freezer.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to bedroom one, bedroom two and bathroom, radiator, inspection hatch.

BEDROOM ONE 12' 3" x 11' (3.73m x 3.35m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 9' x 8' (2.74m x 2.44m) PVC double glazed window to rear aspect, radiator, built in fitted wardrobes, cupboard housing wall mounted combination boiler.

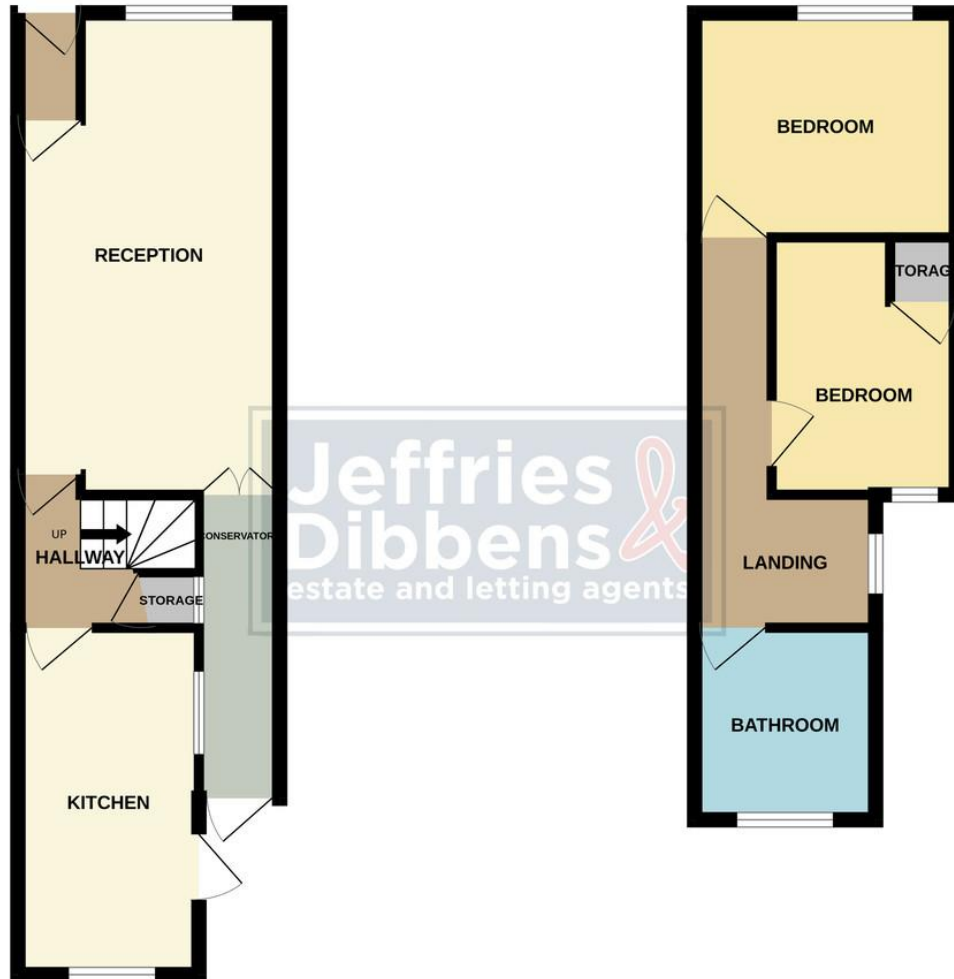
BATHROOM 9' 4" x 7' 6" (2.84m x 2.29m) Obscure PVC double glazed window to rear aspect, bath with fitted shower, radiator, close coupled WC, pedestal wash basin, lino flooring, tiled to principal areas.

REAR GARDEN 28' (8.53m) Fully enclosed, rear pedestrian access, mainly laid to artificial grass, laid to paving, wood shed, outside tap.



GROUND FLOOR

1ST FLOOR



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	67 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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