



£229,995
23 Queens Road
Portsmouth, PO2 7LT

PROPERTY SUMMARY

MODERNISED REQUIRED & NO FORWARD CHAIN! This substantial three bedroom, terraced property in Queens Road, North End is available for sale by Jeffries & Dibbens. Accommodation comprises three reception rooms, a fitted kitchen to the ground floor, the first floor consisting of three bedrooms, a family bathroom and a separate W.C. Added benefits include gas central heating, majority double glazing and 29ft, fully-enclosed patioed garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing at your earliest convenience! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure hardwood front door to hallway.

HALLWAY Doors to reception rooms one, two and three, two radiators, stairs to first floor, under stairs storage cupboard housing gas meters, additional storage area, obscure PVC double glazed back door to garden.

RECEPTION ROOM ONE 13' 9" x 10' (4.19m x 3.05m) PVC double glazed bay window to front aspect, double radiator, wall mounted gas heater.

RECEPTION ROOM TWO 12' 2" x 10' 1" (3.71m x 3.07m) PVC double glazed window to rear aspect, radiator, wall mounted gas heater with feature fireplace.

RECEPTION ROOM THREE 11' 9" x 8' 11" (3.58m x 2.72m) PVC double glazed window to side aspect, two double radiators, wall mounted gas heater, plumbing for washing machine, space for fridge/freezer, open to kitchen.

KITCHEN 8' 11" x 5' 11" (2.72m x 1.8m) PVC double glazed window to side aspect, range of wall and base units, stainless steel sink with mixer tap and drainer unit, hardwood front door to garden, larder space, PVC double glazed window to rear aspect, tiled to principal areas.

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

BEDROOM ONE 13' 9" x 12' 11" (4.19m x 3.94m) PVC double glazed window to front aspect, double radiator, built in wardrobes, built in storage.

BEDROOM TWO 12' 4" x 10' 3" (3.76m x 3.12m) PVC double glazed window to rear aspect, double radiator, built in wardrobes.

BEDROOM THREE 9' 4" x 8' 11" (2.84m x 2.72m) PVC double glazed window to rear aspect, radiator.

WC Obscure PVC double glazed window to side aspect, high level WC.

BATHROOM Obscure PVC double glazed window to side aspect, pedestal wash basin, radiator, cupboard space with wall mounted combination boiler, radiator, fully tiled, electric shower.

REAR GARDEN 29' (8.84m) Fully enclosed, mainly laid to paving, outhouse.

OUTHOUSE High level WC, obscure window to rear aspect.



**Jeffries
Dibbens & Co.**
estate and letting agents

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		
69-80	C		79 C
55-68	D	61 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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