

£318,500
9 Balfour Road
Portsmouth, PO2 0DH

PROPERTY SUMMARY

BEAUTIFULLY PRESENTED THROUGHOUT! Jeffries & Dibbens are excited to bring to the market this substantial, three double bedroom, terraced property located in Balfour Road, North End. The spacious accommodation on the ground floor comprises a 17ft reception room, an impressive 21ft dining area leading onto the west facing garden, plus a modern fitted kitchen and separate utility room. First floor accommodation comprises three double bedrooms and a modern fitted shower room. Additional benefits include double glazing and gas central heating. Contact our Portsmouth branch to arrange your internal viewing, open late!

- 3 
- 1 
- 2 





OBSCURE COMPOSITE FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, wooden floorboards, radiator, stairs to first floor, under stairs storage cupboard, built in floor lights, door to reception room one, door to kitchen/diner.

RECEPTION ROOM ONE 17' 9" into bay x 11' 6" into recess (5.41m x 3.51m) PVC double glazed window to front aspect, solid wood flooring, radiator, ceiling rose.

KITCHEN/DINER

DINING AREA (L-SHAPED) 17' 8" narrow wing to 8'9" x 21' 4" narrow wing to 10'9" (5.38m x 6.5m) PVC double glazed French doors to garden, double glazed Velux window to rear aspect, solid wood flooring, spot lighting, two radiators, ceiling rose, integral wine fridge, archway to.

KITCHEN AREA 11' 5" x 7' 10" (3.48m x 2.39m) Modern fitted kitchen comprising range of wall and base units, wood block work surfaces, 'Butler' sink with mixer tap over, tiled to principal areas, 'American' style fridge/freezer, 'Range' cooker with 5 ring gas hob and stainless steel extractor hood over, spot lighting, tiled flooring, plumbing for dishwasher, two double glazed Velux windows to side aspect, door to utility room.

UTILITY ROOM 7' 9" x 5' 10" (2.36m x 1.78m) PVC double glazed window to side aspect, PVC double glazed door to garden, base level units with wood block work surfaces, plumbing for washing machine, space for tumble dryer, tiled to principal areas, tiled flooring, wall mounted 'Ideal' combination boiler, spot lighting.

FIRST FLOOR LANDING Loft hatch with pull down ladder, built in storage cupboard, doors to all rooms.

BEDROOM ONE 12' 2" x 11' 6" (3.71m x 3.51m) Two PVC double glazed windows to front aspect, radiator.

BEDROOM TWO 10' 9" x 9' 2" (3.28m x 2.79m) PVC double glazed window to rear aspect, radiator, spot lighting.

BEDROOM THREE 10' 10" x 7' 10" (3.3m x 2.39m) PVC double glazed window to rear aspect, radiator, spot lighting.

SHOWER ROOM Obscure PVC double glazed window to front aspect, walk in shower cubicle, close coupled WC, vanity unit, chrome heated towel rail, fully tiled walls.

REAR GARDEN Beautifully maintained, west facing garden, mainly laid to paving with artificial grass area, flower & shrub borders, enclosed seating area, wooden storage shed.



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 operation or efficiency can be given.
Made with Metropac ©2024

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	74 C	
55-68	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



OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire,
PO2 0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk