

£210,000
52 Manchester Road
Portsmouth, PO1 5EJ

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two bedroom, mid-terraced property located in Manchester Road, Fratton. Well presented throughout, accommodation on offer comprises a 24ft reception room, a modern fitted kitchen, a fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a fully enclosed rear garden. Contact our Portsmouth office to arrange your viewing, open late! 02392 661 662





OBSCURE GLAZED HARDWOOD FRONT DOOR

PORCH Wall mounted cupboard housing meters and fuse board, obscure glazed door to.

RECEPTION ROOM 24' 1" x 12' 2" into recess (7.34m x 3.71m) PVC double glazed window to front aspect, PVC double glazed stable door to garden, two radiators, stairs to first floor, feature fireplace, opening to kitchen.

KITCHEN 10' 7" x 7' 8" (3.23m x 2.34m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, plumbing for washing machine, integral electric oven with gas hob and extractor hood over, tiled to principal areas, spotlighting, space for under counter appliance, wall mounted boiler, opening to.

REAR LOBBY Obscure PVC double glazed door to garden, built in cupboard housing water tank, door to bathroom.

BATHROOM 7' 6" x 7' 5" (2.29m x 2.26m) Obscure PVC double glazed window to rear aspect, panel enclosed bath, low level WC, pedestal mounted wash basin, walk in shower cubicle with mains powered shower, tiled to principal areas, heated towel rail.

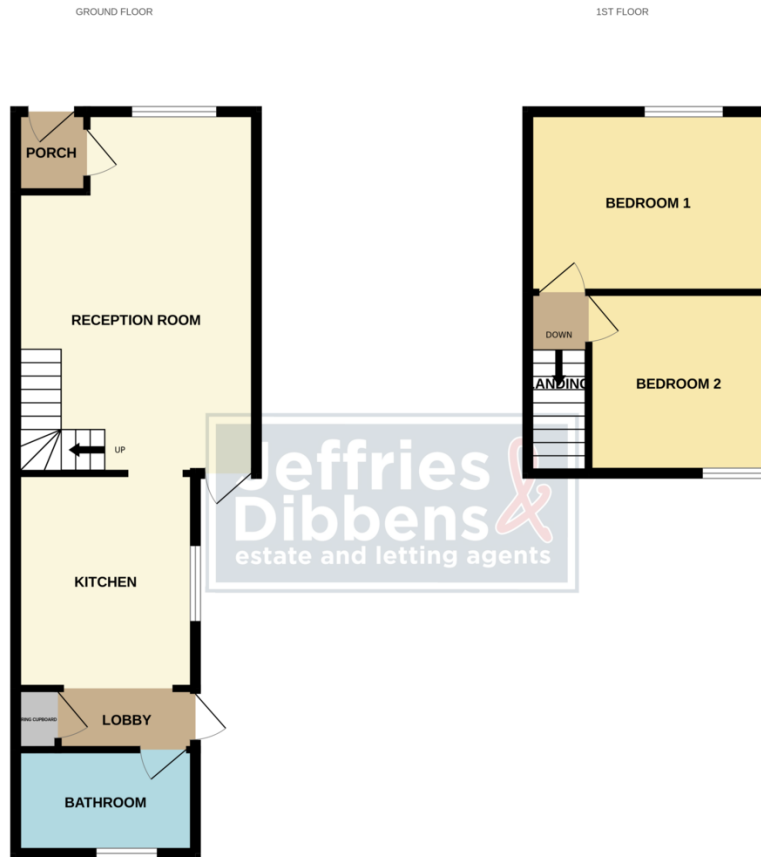
FIRST FLOOR LANDING

BEDROOM ONE 12' 1" x 10' 3" (3.68m x 3.12m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

BEDROOM TWO 10' 10" x 8' 9" (3.3m x 2.67m) PVC double glazed window to rear aspect, built in wardrobe, radiator, loft access.

REAR GARDEN 27' 7" x 13' 3" (8.41m x 4.04m) Mainly laid to lawn with patio area, shrub border, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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		82 B
69-80	C		
55-68	D		
39-54	E	52 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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