



**£240,000**  
**Guildford Road**  
Portsmouth, PO1 5HU

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property in Guildford Road, Fratton. Accommodation comprises a two reception rooms, a fitted kitchen, a downstairs bathroom and three bedrooms to the first floor. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Doors to reception room one and two.

**RECEPTION ROOM ONE** 10' 10" x 9' 10" (3.3m x 3m) PVC double glazed window to front aspect, double radiator.

**RECEPTION ROOM TWO** 13' 1" x 10' 10" (3.99m x 3.3m) PVC double glazed window to rear aspect, double radiator, door to kitchen.

**KITCHEN** 14' max including staircase depth x 7' 10" (4.27m x 2.39m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, integral oven with overhead extractor fan, tiled flooring, sink with mixer tap and drainer unit, cupboard housing wall mounted combination boiler, space for fridge/freezer, plumbing for washing machine, under stairs cupboard, stairs to first floor, door to lobby.

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

**BATHROOM** Obscure PVC double glazed window to front aspect, vanity unit, close coupled WC, walk in shower cubicle, double radiator, extractor fan.

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

**BEDROOM ONE** 13' 1" x 10' 11" (3.99m x 3.33m) PVC double glazed window to front aspect, radiator, laminate flooring.

**BEDROOM TWO** 10' 11" x 10' (3.33m x 3.05m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 10' 7" x 7' 11" (3.23m x 2.41m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 18' (5.49m) Fully enclosed, mainly laid to paving.





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.  
Made with Metropix ©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		
69-80	C		78   C
55-68	D	62   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

**Jeffries  
Dibbens &**  
estate and letting agents

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

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