

£215,000
61 Carnarvon Road
Portsmouth, PO2 7NJ

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this bay and forecourt mid terrace, two bedroom property, located in Carnarvon Road, Copnor. In addition to two double bedrooms, accommodation comprises two reception rooms, a fitted kitchen, a downstairs bathroom and an upstairs shower room. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Doors to reception room one, reception room two and door to rear garden, stairs to first floor, radiator, electric and gas meters, under stairs storage cupboard.

RECEPTION ROOM ONE 13' 4" x 9' 9" (4.06m x 2.97m) Double glazed bay window to front aspect, radiator, ceiling rose, gas fireplace.

RECEPTION ROOM TWO 11' 9" x 10' 10" (3.58m x 3.3m) Double glazed bay window to side aspect, radiator, fan.

KITCHEN 8' 11" x 8' 7" (2.72m x 2.62m) Double glazed window to side aspect, radiator, range of wall and base units, stainless steel sink with drainer unit, space for washing machine, fridge/freezer and gas cooker, combination boiler.

LOBBY Door to bathroom, obscure PVC double glazed door to garden.

BATHROOM 9' 2" x 4' 4" (2.79m x 1.32m) Obscure PVC double glazed window to rear aspect, radiator, wall mounted WC, panel enclosed bath, wall mounted basin, tiled to principal areas.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and shower room.

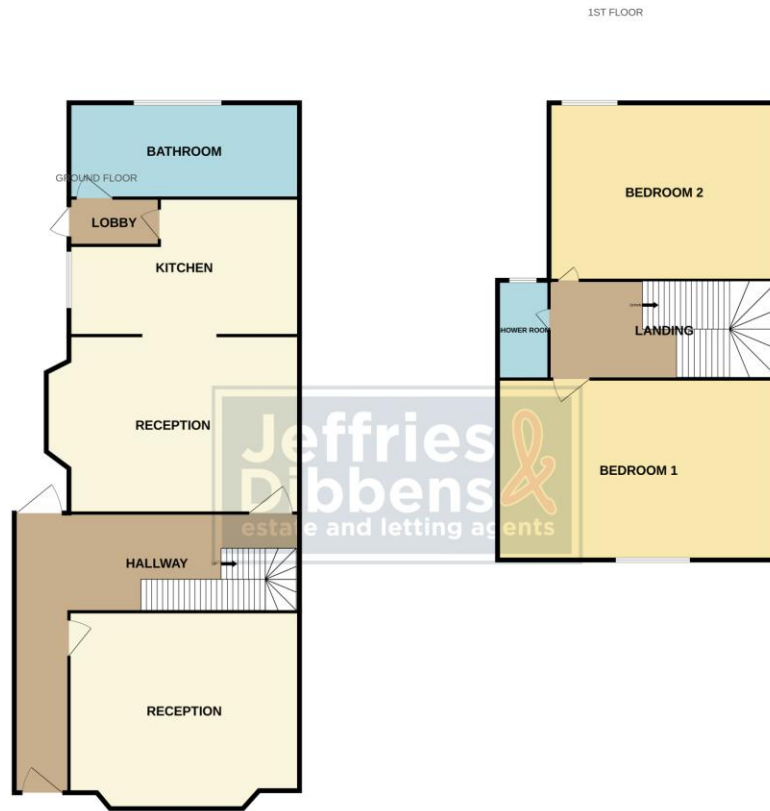
BEDROOM ONE 12' 10" x 10' 8" (3.91m x 3.25m) Double glazed window to front aspect, radiator, built in wardrobes and cupboards, feature fireplace, fan.

BEDROOM TWO 12' 3" x 8' 9" (3.73m x 2.67m) PVC double glazed window to rear aspect, radiator, built in wardrobe and cupboards.

SHOWER ROOM 5' 5" x 3' 7" (1.65m x 1.09m) Obscure PVC double glazed window to rear aspect, low level WC, wall mounted basin, wall mounted shower in shower cubicle, fully tiled.

REAR GARDEN 15' 11" x 12' 1" (4.85m x 3.68m) West facing garden, outside tap, patio shed with power and lighting.





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

EPC TO FOLLOW

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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