

50 DERBY ROAD, PORTSMOUTH, PO2 8HR



£174,995 Leasehold

PRIVATE REAR GARDEN! Jeffries & Dibbens are delighted to bring to the market this two bedroom, ground floor flat located in Derby Road, North End. Well presented throughout, accommodation comprises a 16ft reception room, a 13ft modern fitted kitchen, a utility room, a modern fitted bathroom, a 19ft master bedroom, plus a study/second bedroom. Additional benefits include majority double glazing, gas central heating and a 26ft private rear garden with rear pedestrian access. The property also boasts a selection of original features, plus a cellar. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662



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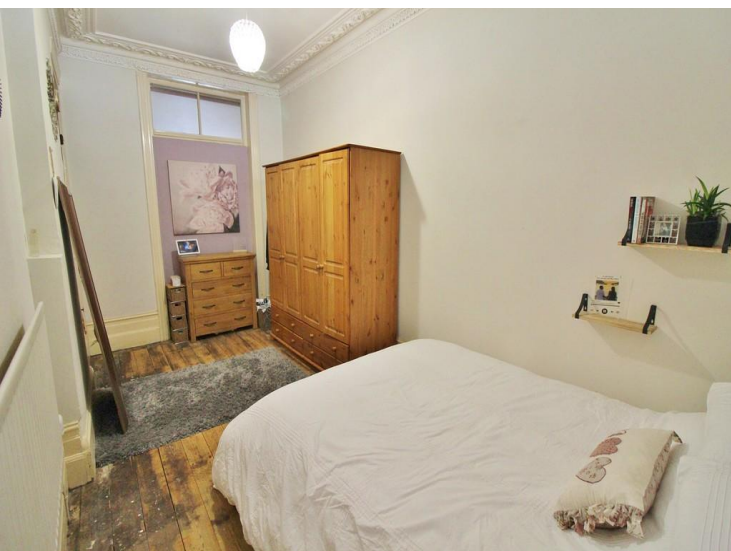
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PRIVATE OBSCURE HARDWOOD FORNT DOOR

HALL

Original wooden floorboards, radiator, original coving, under stairs storage leading to cellar, doors to:-

BEDROOM ONE

19' 05" into bay x 12' 02" into recess (5.92m x 3.71m)
PVC double glazed bay window to front aspect, original coving, original ceiling rose, radiator, original floorboards, feature fireplace.

RECEPTION ROOM

16' 08" x 8' 0" (5.08m x 2.44m)
Borrowed light window to bedroom one, obscure borrowed light window to study/bedroom two, radiator, original floorboards, original coving, original built-in storage cupboard.

KITCHEN

13' 10" x 9' 01" (4.22m x 2.77m)
PVC double glazed window to rear aspect, range of wall and base level units, wood block work surfaces with matching splash back, integral electric oven with gas hob and extractor over, tiling to principal areas, stainless steel sink and drainer unit with mixer tap over, breakfast bar, tiled floor, radiator, space for fridge/freezer, doorway to:-

UTILITY ROOM

7' 01" x 5' 10" (2.16m x 1.78m)
Obscure hardwood door to garden, base level units with wood block work surfaces, space and plumbing for washing machine, tiled floor, wall mounted 'Worcester' combination boiler, door to bathroom, door to study/bedroom two.

BATHROOM

7' 0" x 5' 04" (2.13m x 1.63m)
Two obscure double glazed windows to rear aspect, modern fitted bathroom suite comprising panelled bath with mains shower over, close coupled WC, vanity unit, heated towel rail, fully tiled walls, tiled flooring, extractor.

BEDROOM TWO/STUDY

9' 09" x 5' 06" (2.97m x 1.68m)
PVC double glazed window to rear aspect, radiator.

PRIVATE REAR GARDEN

26' 04" x 18' 11" (8.03m x 5.77m)
Mainly laid to patio, rear pedestrian access, shingle areas.

CELLAR

8' 09" x 5' 09" (2.67m x 1.75m)
Housing meters.

AGENTS NOTE Council Tax Band - A

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



LEASE INFORMATION:



As of July 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Freeholder: The Freehold will be acquired with the purchase of the property

Balance of Lease: 125 years from 29th May 1986

Ground Rent Charges: £0

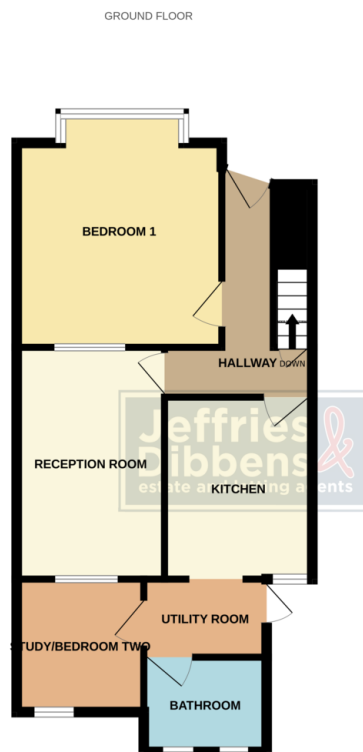
Ground Rent Review Period: N/A

Maintenance/Service Charges: Split 50/50 with the first floor flat as and when required

Maintenance /Service Charges Review Period: N/A

Building Insurance: £710.84 per annum (split 50/50 with the first floor flat)

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



OFFICE ADDRESS

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OFFICE DETAILS

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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH