

GROUND FLOOR FLAT 8, MILTON ROAD, PORTSMOUTH, PO3 6AP



£189,995 Leasehold

SHARE OF FREEHOLD & TWO DOUBLE BEDROOMS! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, ground floor flat in Milton Road, Milton. Accommodation comprises two bedrooms, a reception room, a 11ft fitted kitchen, a conservatory, a bathroom and a separate W.C. Additional benefits include gas central heating, double glazing throughout, a fully-enclosed, west-facing garden and a 19ft basement. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662.



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OBSCURE PVC DOUBLE GLAZED DOOR

HALLWAY

Doors to bedroom one, bedroom two and reception room, stairs leading to basement, double radiator.

BEDROOM ONE

15' 4" x 12' 4" (4.67m x 3.76m)
PVC double glazed bay window to front aspect, double radiator.

BEDROOM TWO

12' 4" x 11' 11" (3.76m x 3.63m)
Window to rear aspect, door to conservatory, double radiator.

BASEMENT

22' 6" x 6' 2" (6.86m x 1.88m)
Power & light, gas and electric meters, fuse board.

RECEPTION ROOM

12' 5 max" x 11' 10" (3.78m x 3.61m)
PVC double glazed door to conservatory, double radiator, fitted cupboard, door to kitchen.

KITCHEN

11' 7" x 7' 9" narrowing to 5' 5" (3.53m x 2.36m)
PVC double glazed window to side aspect, tiled floor, range of wall and base level units, roll top work surfaces, ceramic sink with mixer tap and drainer unit, gas cooker point, space for fridge/freezer, plumbing for washing machine, tiling to principal areas, door to bathroom, door to lobby.

BATHROOM

Obscure PVC double glazed window to rear aspect, pedestal mounted wash basin, panelled bath, fully tiled.

LOBBY

PVC double glazed window to rear aspect, tiled floor, door to WC.

WC

Obscure PVC double glazed window to rear aspect, wall mounted combination boiler, close coupled WC, vinyl flooring.

CONSERVATORY

14' 10" x 6' 05" (4.52m x 1.96m)
PVC double glazed door to garden, tiled floor.

GARDEN

37' (11.28m)
West facing, mainly laid to paving, outside tap.

AGENTS NOTE

Council Tax Band - A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	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

Landlord/Managing Agent:

Balance of Lease:

Ground Rent Charges:

Ground Rent Review Period:

Maintenance/Service Charges:

Maintenance /Service Charges Review Period:

Building Insurance:

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



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used to guide 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 lettoplan 1/2024

OFFICE ADDRESS

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OFFICE DETAILS

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