



2 hours
No return to zone
within 4 hours
FG Zone Permit Holders
Exempt

8

69

OFFERS IN EXCESS OF
£245,000
69 Knox Road
Portsmouth, PO2 8JJ

PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this two/three bedroom end of terrace property located in Knox Road, Stamshaw. This unique residence benefits from gas central heating, double glazing throughout and a fully-enclosed, south-facing garden with side pedestrian access and a shed. Accommodation comprises a reception room, a 22ft kitchen/dining room and a downstairs bathroom. The first floor consists of three bedroom, the third being accessible from the second bedroom. Please contact Jeffries & Dibbens today! 02392 661 662





OBSCURE HARDWOOD FRONT DOOR

ENTRANCE LOBBY Stairs to first floor, open to reception room, open to kitchen/diner.

RECEPTION ROOM 12' 3" x 10' 11" (3.73m x 3.33m) PVC double glazed window to front aspect, radiator, cupboard housing gas and electric meters, fuse board.

KITCHEN/DINER 22' 10" x 12' 1" max narrowing to 8'6" (6.96m x 3.68m) PVC double glazed back door to garden, PVC double glazed bay window to side aspect, two obscure PVC double glazed windows to rear aspect, range of wall and base units, laminate work surfaces, double radiator, radiator, stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, space for tumble dryer, laminate flooring, integral oven, gas hob, overhead extractor fan with glass hood, tiled to principal areas, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, vanity unit, bath with shower attachment, close coupled WC, tiled flooring, tiled to principal areas, stainless steel heated towel rail, extractor fan, spotlighting.

FIRST FLOOR LANDING Doors to bedroom one and bedroom two.

BEDROOM ONE 12' 2" x 10' 11" (3.71m x 3.33m) PVC double glazed window to front aspect, radiator.

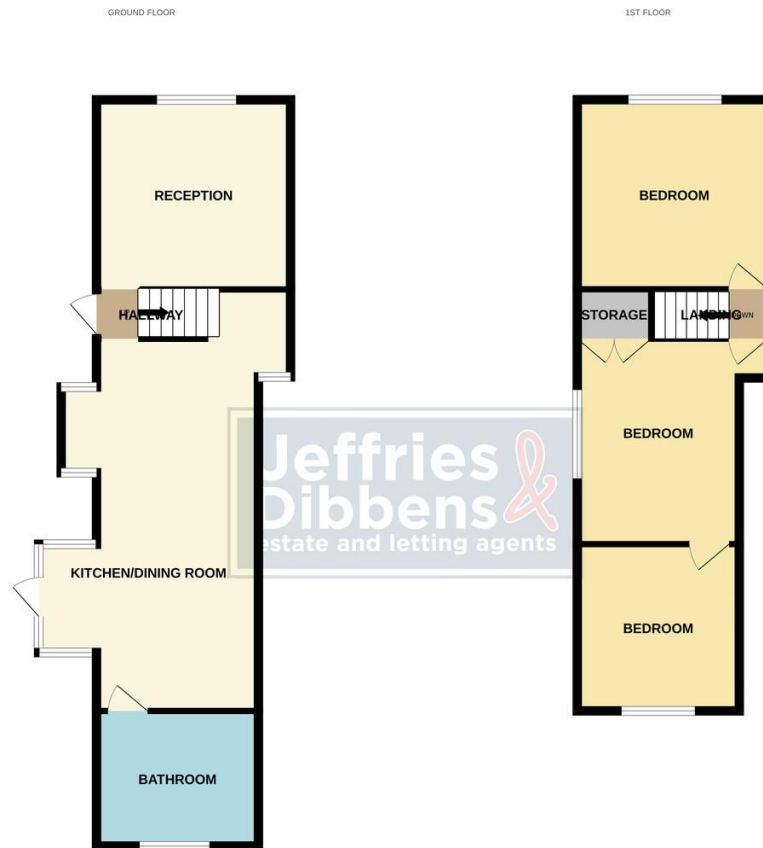
BEDROOM TWO 12' 2" x 8' 7" (3.71m x 2.62m) PVC double glazed window to side aspect, radiator, door to bedroom three, fitted storage.

BEDROOM THREE 10' 2" x 8' 5" (3.1m x 2.57m) PVC double glazed window to rear aspect, radiator, wall mounted combination boiler.

REAR GARDEN 28' max (8.53m) South facing, side pedestrian access, mainly laid to patio, artificial grass, outside tap, door to shed.

SHED





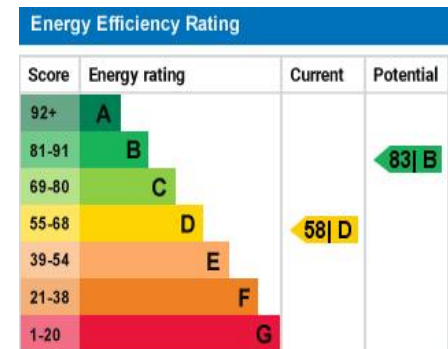
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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