



£210,000
45 Manchester Road
Portsmouth, PO1 5EJ

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property in Manchester Road, Fratton. Accommodation comprises two reception rooms, a fitted kitchen and family bathroom, with two double bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, rear garden with a brick built shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Wall mounted gas meter, door to.

RECEPTION ROOM ONE 12' 1" x 10' 10" (3.68m x 3.3m) Double glazed window to front aspect, feature fireplace, radiator, stairs to first floor, opening to.

RECEPTION ROOM TWO 12' 2" x 10' 6" max (3.71m x 3.2m) Double glazed window to rear aspect, under stairs storage cupboard, radiator, archway to.

KITCHEN 9' 4" x 8' 3" (2.84m x 2.51m) Double glazed window to side aspect, range of wall and base units, square edge work surfaces, integral induction hob with extractor hood over, integral oven, space for fridge/freezer, integral dishwasher, stainless steel sink and drainer unit, radiator, tiled to principal areas, wall mounted combination boiler, archway to.

REAR LOBBY Obscure double glazed door to garden, door to.

BATHROOM 8' 8" x 6' 1" (2.64m x 1.85m) Obscure double glazed window to rear aspect, low level WC, 'P' shaped bath with waterfall style shower over, pedestal mounted wash hand basin, tiled to principal areas, tiled flooring, radiator, extractor fan.

FIRST FLOOR LANDING Loft access, doors to.

BEDROOM ONE 12' 1" x 10' 3" (3.68m x 3.12m) Double glazed window to front aspect, radiator, built in cupboard.

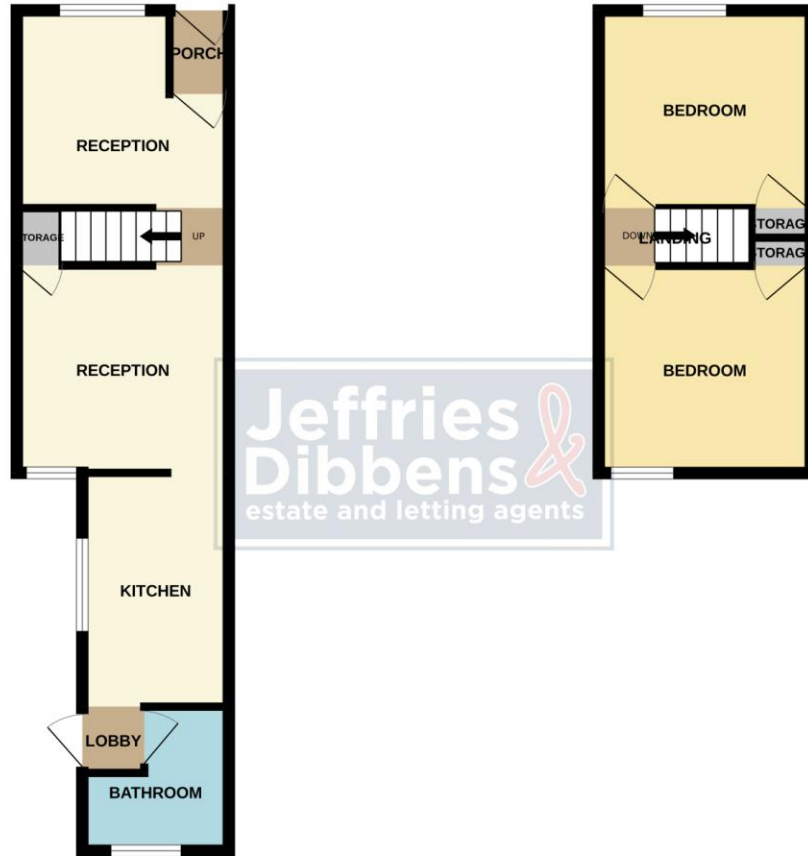
BEDROOM TWO 12' 2" x 10' 7" (3.71m x 3.23m) Double glazed window to rear aspect, radiator, built in cupboard.

REAR GARDEN 25' (7.62m) approx. Mainly laid to shingle with brick built barbeque.



GROUND FLOOR

1ST FLOOR



Jeffries & Dibbens
estate and letting agents

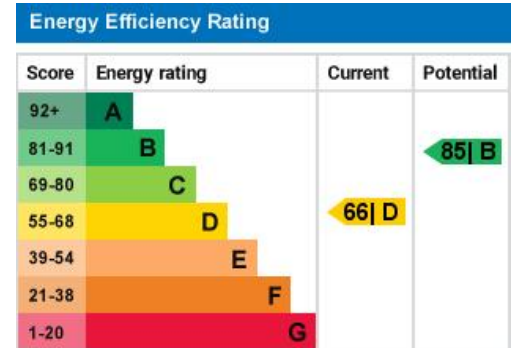
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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