



£227,500
42 Ranelagh Road
Portsmouth, PO2 8EZ

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens welcome to the market this terraced house located in Ranelagh Road. The property has been significantly modernised and is offered in excellent condition. In addition to the two bedrooms accommodation comprises a 23' lounge/diner, an 18', modern-fitted kitchen breakfast room and a downstairs bathroom. Further benefits include gas central heating, double glazing and a fully enclosed, rear garden. Include this property in your Viewing Hour! Contact our Portsmouth branch today. 023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

INNER PORCH Radiator, door to lounge/diner.

LOUNGE/DINER 23' x 11' 11" (7.01m x 3.63m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, double radiator, radiator, under stairs storage cupboard housing electric meter and consumer unit.

KITCHEN/BREAKFAST ROOM 18' 9" x 8' (5.72m x 2.44m) Two PVC double glazed windows to side aspect, double radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted stainless steel electric oven, ceramic hob and extractor over, plumbing for washing machine, tiled splash back, cupboard housing combination boiler, door to lobby.

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

BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, three piece bathroom suite comprising panel enclosed bath and electric shower over, pedestal basin, close coupled WC, tiled to principal areas, extractor.

FIRST FLOOR LANDING Radiator, doors to bedroom one and two.

BEDROOM ONE 12' narrowing to 8' x 10" x 12' 7" narrowing to 6' 11" (3.66m x 3.84m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 12' 1" narrowing to 6' 1" x 10' 4" max (3.68m x 3.15m) PVC double glazed window to rear aspect, double radiator, loft hatch.

REAR GARDEN Fully enclosed, mainly laid to lawn, range of flower and shrub borders, paved area.



GROUND FLOOR

1ST FLOOR



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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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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