

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property in Alver Road, Fratton. Accommodation comprises two reception rooms, a fitted kitchen, three bedrooms and an upstairs bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, 30ft south-facing garden with rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662

















OBSCURE DOUBLE GLAZED SLIDING DOOR

PORCH Obscure door to hallway.

HALLWAY Double radiator, stairs to first floor, door to reception room one, door to kitchen.

RECEPTION ROOM ONE 13' 6" x 11' 10" (4.11m x 3.61m) PVC double glazed window to front aspect, radiator, laminate flooring, feature fireplace, door to reception room two.

RECEPTION ROOM TWO 10' 04" x 9' 1" (3.15m x 2.77m) PVC double glazed window to rear aspect, double radiator, door to kitchen.

KITCHEN 12' 3" x 8' 3" (3.73m x 2.51m) PVC double glazed window to rear aspect, obscure PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, integral oven, integral induction hob, overhead stainless steel extractor fan, integral cupboard space, wall mounted combination boiler, space for fridge/freezer, plumbing for washing machine.

FIRST FLOOR LANDING Built-in airing cupboard, doors to:-

BEDROOM ONE 13' 8" x 9' 2" (4.17m x 2.79m) PVC double glazed window to front aspect, radiator, built-in wardrobe space.

BEDROOM TWO 10' 3" x 9' 2" (3.12m x 2.79m) PVC double glazed window to rear aspect, radiator, built-in cupboard space.

BEDROOM THREE 9' 4" max x 8' 4" max (2.84m x 2.54m) PVC double glazed window to front aspect, radiator.

BATHROOM Two obscure PVC double glazed windows to rear aspect, close coupled WC, radiator, pedestal mounted wash basin, tiled floor, panelled bath, tiling to principal areas.

GARDEN 31' (9.45m) South facing, rear pedestrian access, mainly laid to paving, brick built shed, outside tap.

BRICK BUILT SHED 11' 3" x 5' 7" (3.43m x 1.7m)

GROUND FLOOR 1ST FLOOR



White every alternpt has been made to ensure the accuracy of the floorging contained bere, measurements of doors, windows, norms and any other items are approximate and no reapposability to taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCAL AUTHORITY

Portsmouth City Council

TENURE

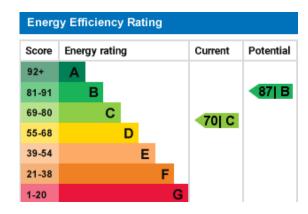
Freehold

COUNCIL TAX BAND

Band C

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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