



£254,000
68 Alver Road
Portsmouth, PO1 5HW

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



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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	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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