



JUSTFLATS

2B INVERNESS HOUSE INVERNESS ROAD, PORTSMOUTH, PO1 5QU



£139,995 Leasehold

NO FORWARD CHAIN! This two bedroom, first floor flat located in Inverness Road, Buckland is available with Jeffries & Dibbens of Portsmouth. The property boasts a 24' x 14' lounge/diner, a 9' fitted kitchen, a fitted bathroom and a communal garden. Further benefits include gas central heating and double glazing and a 50% share of the freehold. Contact our Portsmouth branch today! 023 92 661 662

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HARDWOOD FRONT DOOR

HALLWAY

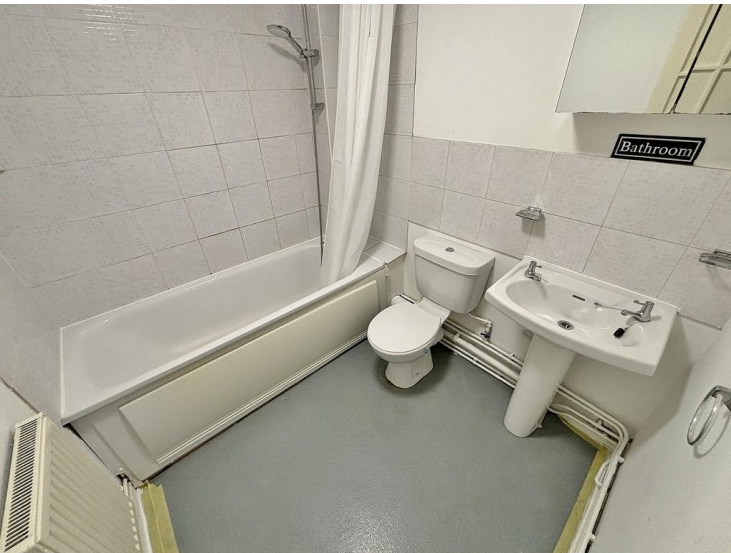
Radiator, doors to bedroom one, bedroom two, bathroom and lounge/diner.

BEDROOM TWO

10' 7" narrowing to 7' 1" x 6' 4" (3.23m x 1.93m)
PVC double glazed window to rear aspect, radiator.

BATHROOM

Three piece bathroom suite comprising panel enclosed bath and shower over, pedestal basin, close coupled WC, extractor, tiled to principal areas, radiator.



BEDROOM ONE

10' 1" x 10' 1" (3.07m x 3.07m)
PVC double glazed window to front aspect, radiator.

LOUNGE/DINER

24' 7" max x 14' 7" narrowing to 10' 1" (7.49m x 4.44m)
PVC double glazed windows to rear and side aspect, two double radiators, opening to kitchen.



KITCHEN

9' 11" x 7' 8" (3.02m x 2.34m)
PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, gas and electric cooker point, wall mounted combination boiler, plumbing for washing machine, tiled to principal areas.

OUTSIDE SPACE

Communal garden.

AGENTS NOTE

Council Tax Band - A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



As of September 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Sharon Roberts (2b) David Harris (2c)

Balance of Lease: 84 years

Ground Rent Charges: N/a

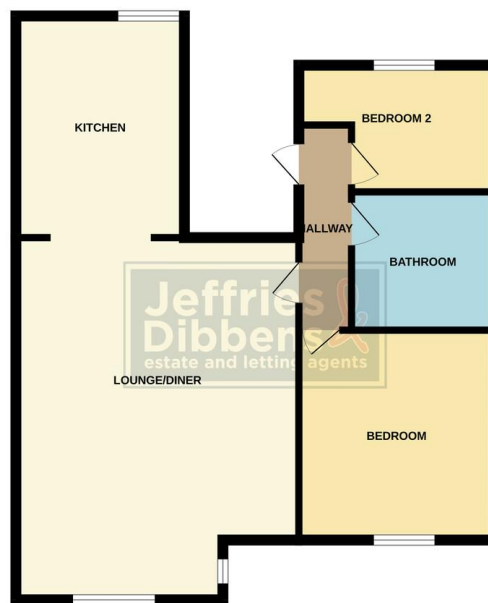
Maintenance/Service Charges: Split between the 3 flats as and when required

Building Insurance: £290.00

Pets Allowed: Yes

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND 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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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH