



£234,995
4 Durban Road
Hampshire , PO1 5RR

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Durban Road, Fratton. Accommodation comprises two reception rooms, a fitted kitchen and a four piece family bathroom, with two bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden, providing access to a garage. The garage measures 13ft x 12ft, has private access and is offered with power and light. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR

PORCH Door to reception room one, cupboard housing electric meter.

RECEPTION ROOM ONE 12' 9" max x 10' 6" max (3.89m x 3.2m) PVC double glazed window to front aspect, radiator, stairs to first floor, door to reception room two, feature fireplace with gas heater, cupboard housing gas meter.

RECEPTION ROOM TWO 12' 9" x 10' 3" (3.89m x 3.12m) PVC double glazed window to rear aspect, open to kitchen, door to under stairs cupboard, space for fridge/freezer, radiator.

KITCHEN 11' 11" x 8' 2" (3.63m x 2.49m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, electric oven with gas hob, stainless steel splash back, stainless steel extractor fan with glass hood, plumbing for washing machine, wall mounted combination boiler, tiled to principal areas, door to lobby.

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

BATHROOM 8' 10" x 8' (2.69m x 2.44m) Obscure PVC double glazed window to rear aspect, vanity unit, panel enclosed bath, walk in shower with electric shower, close coupled WC, lino flooring, stainless steel heated towel rail.

FIRST FLOOR LANDING Doors to bedroom one and two.

BEDROOM ONE 10' 8" plus wardrobe depth x 10' 5" (3.25m x 3.18m) PVC double glazed window to front aspect, radiator, built in mirrored wardrobes.

BEDROOM TWO 12' 9" x 10' 4" (3.89m x 3.15m) PVC double glazed window to rear aspect, double radiator, built in storage.

REAR GARDEN 18' (5.49m) South facing, fully enclosed, mainly laid to paving, outside tap, outside power point.

GARAGE 14' 3" x 13' 3" (4.34m x 4.04m) Up and over door, power and light, private access.



**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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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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