



£249,500
45 Renny Road
Portsmouth, PO1 5BB

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Renny Road, Fratton. Accommodation comprises a 12ft reception room, a 23ft kitchen/dining room and a conservatory/utility cupboard. The first floor consists of three bedrooms and a family bathroom. Added benefits include a fully-enclosed, private garden, gas central heating and double glazing throughout. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Cupboard housing gas and electric meters, door to reception room, obscure PVC double glazed door to conservatory, stairs to first floor, radiator, under stairs cupboard space, door to kitchen/diner.

RECEPTION ROOM 12' 11" x 10' 3" (3.94m x 3.12m) PVC double glazed bay window to front aspect, radiator, wood flooring, feature fireplace with oak surround and tiled hearth.

KITCHEN/DINER 23' 5" x 9' (7.14m x 2.74m) PVC double glazed window to side aspect, PVC double glazed French doors to garden, built in cupboard space, space for fridge/freezer, range of wall and base units, roll top work surfaces, cupboard housing wall mounted Vaillant boiler, 1 1/2 stainless steel sink with mixer tap and drainer unit, laminate flooring, built in dishwasher, tiled splash back, double radiator, electric oven, gas hob.

CONSERVATORY Obscure door to garden, plumbing for washing machine.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

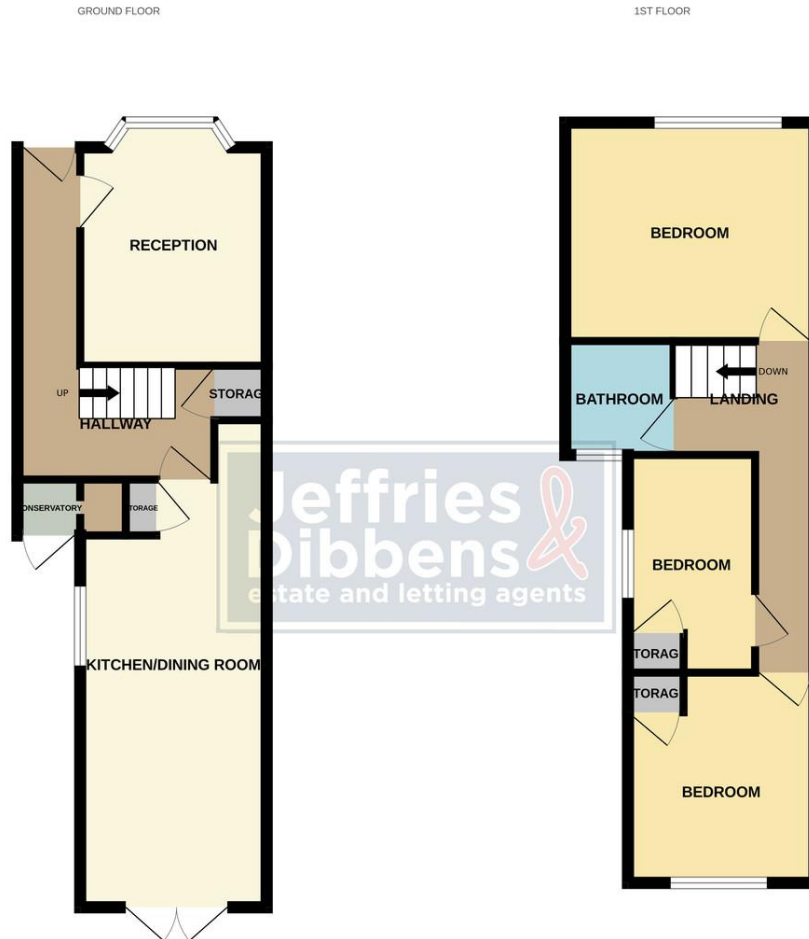
BEDROOM ONE 13' 8" x 12' 11" (4.17m x 3.94m) PVC double glazed windows to front aspect, double radiator.

BEDROOM TWO 10' 7" x 9' 1" (3.23m x 2.77m) PVC double glazed window to rear aspect, double radiator, built in storage space.

BEDROOM THREE 9' 8" x 6' 6" (2.95m x 1.98m) PVC double glazed window to side aspect, radiator, built in storage.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, close coupled WC, pedestal wash basin, bath with shower attachment, tiled flooring, tiled to principal areas, extractor fan.

REAR GARDEN Fully enclosed, mainly laid to paving, shed storage.



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		82 B
69-80	C		
55-68	D		
39-54	E	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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