



£219,995
100 New Road
Portsmouth, PO2 7RF

PROPERTY SUMMARY

SOUTH FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in New Road, Fratton. Accommodation comprises THREE reception rooms, a fitted kitchen, a conservatory and a W.C. The first floor consists of two bedrooms with fitted wardrobe space and a spacious family bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661662





COMPOSITE FRONT DOOR

HALLWAY Door to reception room two, laminate flooring, cupboard housing meters, obscure window to side aspect.

RECEPTION ROOM TWO 13' 11" x 11' 11" (4.24m x 3.63m) PVC double glazed window to rear aspect, double radiator, laminate flooring, door to reception room one, laminate flooring, obscure window to front aspect.

RECEPTION ROOM ONE 14' 5" x 10' 7" (4.39m x 3.23m) PVC double glazed bay window to front aspect, laminate flooring, double radiator, feature fireplace.

HALLWAY Stairs to first floor, under stairs cupboard, obscure PVC double glazed back door to garden, door to reception room three.

RECEPTION ROOM THREE 10' 7" x 10' 1" (3.23m x 3.07m) VC double glazed bay window to side aspect, double radiator, space for fridge/freezer, door to kitchen.

KITCHEN 8' 11" x 8' 10" (2.72m x 2.69m) Obscure PVC double glazed back door to garden, PVC double glazed window to side aspect, window to rear aspect, door to conservatory, range of wall and base units, roll top work surfaces, tiled to principal areas, large bowl ceramic sink with mixer tap and drainer unit, gas cooker point.

CONSERVATORY 6' 8" x 5' 5" (2.03m x 1.65m) Door to garden, door to WC.

WC Obscure window, close coupled WC, tiling, tiled floor.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, doors to bedroom one, bedroom two and bathroom, airing cupboard.

BEDROOM ONE 12' x 11' 11" into wardrobe depth (3.66m x 3.63m) PVC double glazed window to front aspect, radiator, built in wardrobe space.

BEDROOM TWO 11' 10" x 8' 7" (3.61m x 2.62m) PVC double glazed window to rear aspect, radiator, built in mirrored wardrobes.

BATHROOM 10' 6" x 8' 7" (3.2m x 2.62m) Obscure PVC double glazed window to rear aspect, obscure double glazed window to side aspect, wall mounted combination boiler, bath, radiator, close coupled WC, pedestal wash basin, tiled to principal areas, lino flooring, inspection hatch.

REAR GARDEN 30' (9.14m) South facing, fully enclosed, mainly laid to paving, outside tap, metal 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		87 B
69-80	C		
55-68	D		
39-54	E	48 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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