

**£239,995**  
**254 Grafton Street**  
Portsmouth, PO2 7LH



## PROPERTY SUMMARY

NO FORWARD CHAIN & OFF ROAD PARKING! This four bedroom, terraced town house in Grafton Street, Buckland is available for sale with Jeffries & Dibbens. Accommodation comprises four bedrooms, a 15ft fitted kitchen, a 15ft reception room, a fitted shower room and a family bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with rear access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





## PVC DOUBLE GLAZED FRONT DOOR

**HALLWAY** Door to bedroom four, radiator, stairs to first floor, door to kitchen/diner.

**BEDROOM FOUR** 13' 11" x 9' 5" (4.24m x 2.87m) PVC double glazed window to front aspect, under stairs cupboard space.

**KITCHEN/DINER** 14' 10" x 12' 7" (4.52m x 3.84m) PVC double glazed window to rear aspect, PVC double glazed back door to garden, radiator, lino flooring, space for fridge/freezer, stainless steel sink with mixer tap and drainer unit, gas cooker point, range of wall and base units, cupboard housing gas meters, cupboard housing electric meters, plumbing for washing machine, tiled splash back, roll top work surfaces.

**FIRST FLOOR LANDING** Doors to reception room and bedroom three, folding door to shower room, stairs to second floor.

**BEDROOM THREE** 12' 8" x 7' 9" (3.86m x 2.36m) PVC double glazed windows to front aspect, double radiator, laminate flooring.

**RECEPTION ROOM** 14' 10" x 12' 7" (4.52m x 3.84m) PVC double glazed window to rear aspect, double radiator.

**SECOND FLOOR LANDING** Skylight, doors to bedroom one, bedroom two and bathroom, airing cupboard housing wall mounted Vaillant combination boiler.

**BEDROOM ONE** 12' 7" x 10' 7" max (3.84m x 3.23m) PVC double glazed windows to front aspect, radiator, storage space.

**BEDROOM TWO** 12' 6" x 9' 6" (3.81m x 2.9m) PVC double glazed windows to rear aspect, radiator.

**BATHROOM** Skylight, radiator, pedestal wash basin, bath with shower, tiled to principal areas, lino flooring, close coupled WC.

**REAR GARDEN** 16' (4.88m) approx. Rear pedestrian access, mainly laid to paving, outside tap.

**OUTSIDE** Allocated parking for one vehicle.



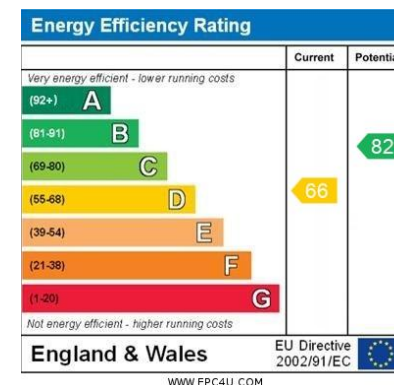
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire,  
PO2 0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk