

**£219,995**  
**69 Liverpool Road**  
Portsmouth, PO1 5DY



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced house in Liverpool Road, Fratton. Accommodation comprises a 24ft reception room, a modern-fitted kitchen, a utility room and a downstairs W.C. The first floor consists of two bedrooms and a modern-fitted bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing! 02392 661 662





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Open to reception room.

**RECEPTION ROOM** 23' 2" x 12' 11" (7.06m x 3.94m) PVC double glazed windows to front and rear aspect, two radiators, cupboard housing gas and electric meters.

**KITCHEN** 9' 11" x 7' 11" (3.02m x 2.41m) PVC double glazed window to side aspect, stainless steel sink with mixer tap and drainer unit, range of wall and base units, wall mounted combination boiler, integral oven with gas hob, stainless steel splash back, stainless steel overhead extractor fan, space for under counter fridge/freezer, open to utility room.

**UTILITY ROOM** 5' 3" x 5' 1" (1.6m x 1.55m) PVC double glazed window to rear aspect, PVC double glazed back door to garden, plumbing for washing machine, space for dryer, work surfaces, door to WC.

**WC** Obscure PVC double glazed window to rear aspect, close coupled WC, floating wash basin.

**FIRST FLOOR LANDING** Door to bedroom one, bedroom two and bathroom.

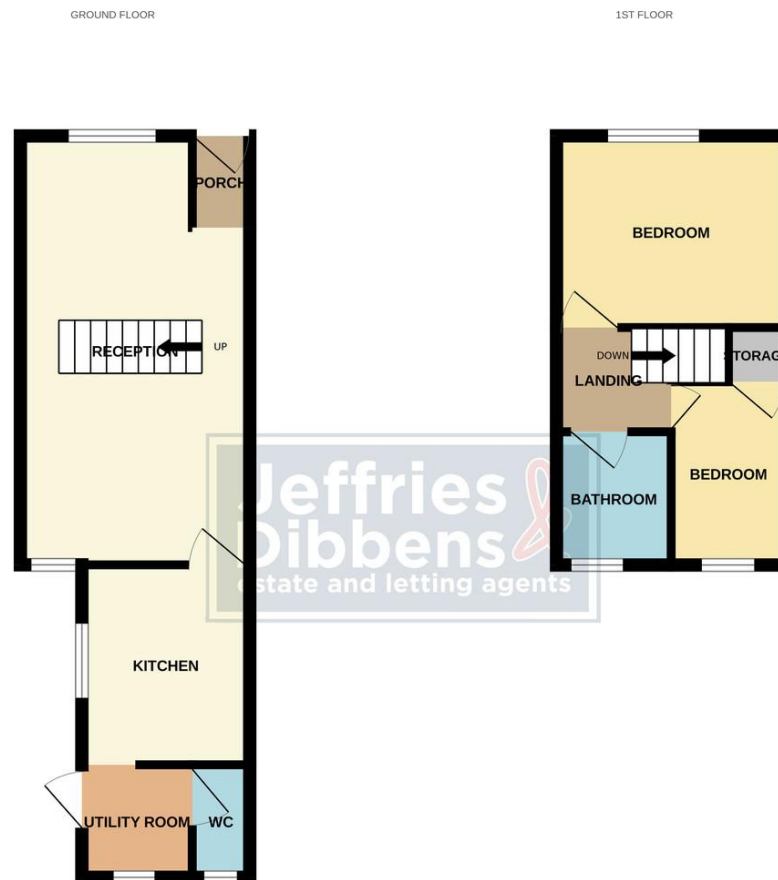
**BEDROOM ONE** 13' x 9' 9" (3.96m x 2.97m) PVC double glazed window to front aspect, double radiator, walk in cupboard space.

**BEDROOM TWO** 10' 1" x 7' 10" (3.07m x 2.39m) PVC double glazed window to rear aspect, radiator, cupboard space.

**BATHROOM** Obscure PVC double glazed window to rear aspect, vanity unit, close coupled WC, panelling, lino flooring, panelled bath with shower attachment over.

**REAR GARDEN** Mainly laid to lawn with raised decking.





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		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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