

Jeffries  
Dibbens  
estate and letting agents  
**FOR SALE**  
023 9266 662  
jda.co.uk

**£254,500**  
**68 Monmouth Road**  
Portsmouth, PO2 8BT



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this three bedroom, mid-terraced property located in Monmouth Road, North End. Accommodation comprises a 25ft reception room, a downstairs modern fitted shower room, a 12ft modern fitted kitchen, plus three bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden. We would recommend arranging an internal viewing at your earliest convenience, so contact our Portsmouth branch, open late! 02392 661 662







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

**PORCH** Cupboard housing meters, obscure borrowed light window to reception room, glazed door to reception room.

**RECEPTION ROOM** 25' 7" x 13' 4" (7.8m x 4.06m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, two radiators, electric fire, glazed door to hallway.

**HALLWAY** Stairs to first floor, under stairs storage cupboard, obscure PVC double glazed door to side aspect, door to bathroom, door to kitchen.

**BATHROOM** 8' 8" x 5' 10" (2.64m x 1.78m) Two obscure PVC double glazed windows to side aspect, double walk in shower cubicle with rainfall style shower over, vanity unit, low level WC with concealed cistern, chrome heated towel rail, tiled walls.

**KITCHEN** 12' 9" x 9' 2" (3.89m x 2.79m) PVC double glazed windows to rear and side aspect, obscure PVC double glazed door to garden, radiator, range of wall and base units, granite square edge work surfaces, space for gas cooker with extractor over, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, integral washing machine, wall mounted 'Vaillant' boiler (newly fitted February 2023).

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, loft hatch, doors to.

**BEDROOM ONE** 13' 2" x 12' 6" (4.01m x 3.81m) PVC double glazed window to front aspect, radiator, built in wardrobes with overhead storage and dresser.

**BEDROOM TWO** 11' 5" x 9' 11" (3.48m x 3.02m) PVC double glazed window to rear aspect, radiator, built in airing cupboard housing water tank, additional built in cupboard.

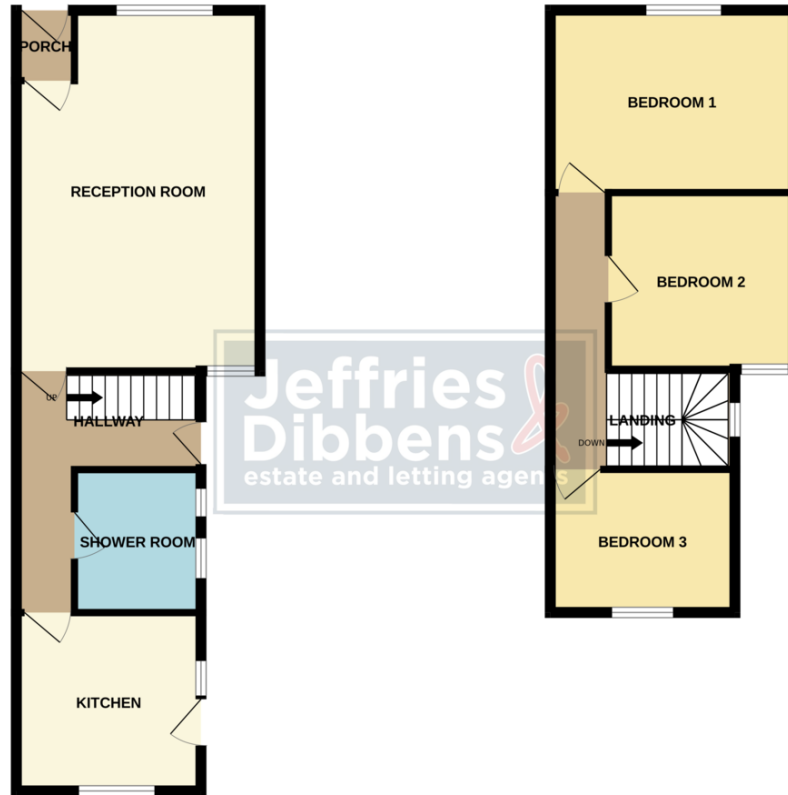
**BEDROOM THREE** 11' 10" x 9' 2" (3.61m x 2.79m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** Mainly laid to paving, outside tap, raised borders, wooden storage shed.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	73   C	
55-68	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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