

# **PROPERTY SUMMARY**

NO FORWARD CHAIN! This terraced house offering three bedrooms located in Cyprus Road, Buckland is available for sale with Jeffries & Dibbens. In addition to the three bedrooms the property offers a 22ft reception room, a 10ft fitted kitchen and a downstairs bathroom. Further benefits include gas central heating, double glazing and a 31ft rear garden. Contact our Portsmouth branch to arrange your viewing today. 023 92 661 662

















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

**HALL** Doors to reception room and garden, open to kitchen, under stairs storage cupboard, gas and electric meters, radiator, stairs to first floor landing.

**RECEPTION ROOM** 22' 8" x 9' 2" (6.91m x 2.79m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, two radiators.

**KITCHEN** 10' 3" x 7' 6" (3.12m x 2.29m) PVC double glazed window to side aspect, range of wall and base units, stainless steel sink with mixer tap and drainer unit, integral electric oven with gas hob and overhead extractor fan, plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler, tiled to principal areas, door to bathroom.

**BATHROOM** 7' 6" x 5' 6" (2.29m x 1.68m) Obscure PVC double glazed windows to rear aspect, radiator, panel enclosed bath with mains powered shower, pedestal wash basin, close coupled WC, tiled to principal areas, extractor fan.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, radiator, doors to bedroom one, bedroom two and bedroom three, loft hatch.

**BEDROOM ONE** 12' 2" x 11' (3.71m x 3.35m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 11'  $3" \times 9' \ 1" \ (3.43m \times 2.77m)$  PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 10' 2" x 7' 6" (3.1m x 2.29m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 31' 4" x 13' 1" (9.55m x 3.99m) Mainly laid to patio, outside tap.

GROUND FLOOR 1ST FLOOR



Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, orisistion 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 guarante as to their operability or efficiency can be given.

## **LOCAL AUTHORITY**

Portsmouth City Council

### **TENURE**

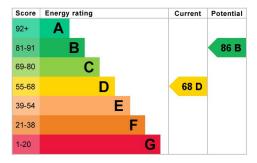
Freehold

### **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



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