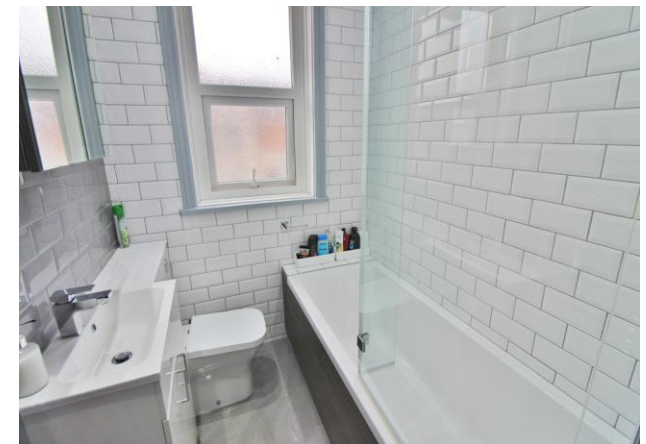


**£305,000**  
**96 Balfour Road**  
Portsmouth, PO2 0NH



## PROPERTY SUMMARY

This three bedroom, terraced property located in Balfour Road, North End is available for sale by Jeffries & Dibbens. Ground floor accommodation comprises three reception rooms, a modern-fitted kitchen with a selection of integral appliances, with three bedrooms and a modern-fitted bathroom to the first floor. Additional benefits include gas central heating, double glazing throughout and to the rear is a 58ft fully-enclosed garden with access to a brickbuilt shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





## OBSCURE PVC FRENCH DOORS

**PORCH** Stained glass hardwood front door to:-

**HALLWAY** Stained glass windows to front aspect, stairs to first floor, radiator, laminate flooring, doors to reception rooms one, two & three, under stairs cupboard space.

**RECEPTION ROOM ONE** 16' 8" into bay x 13' 0" (5.08m x 3.96m) PVC double glazed bay window to front aspect, double radiator, feature fireplace, ceiling rose.

**RECEPTION ROOM TWO** 17' 5" narrowing to 13' 11" x 9' 10" (5.31m x 3m) PVC double glazed French doors to garden, stained glass windows to rear aspect, radiator.

**RECEPTION ROOM THREE** 10' 10" x 8' 9" (3.3m x 2.67m) PVC double glazed window to rear aspect, double radiator, laminate flooring, brick fireplace, opening to kitchen.

**KITCHEN** 13' 1" x 6' 10" (3.99m x 2.08m) PVC double glazed window to side aspect, range of wall and base level units, wood block worktops, resin sink with mixer tap & drainer unit, integral electric oven, integral induction hob with overhead stainless steel extractor, integral fridge/freezer, integral wine rack, plumbing for washing machine, plumbing for dishwasher, tiled splashback, laminate flooring, PVC double glazed door to garden.

**FIRST FLOOR LANDING** Doors to all rooms.

**BEDROOM ONE** 16' 8" into bay x 12' 11" (5.08m x 3.94m) PVC double glazed bay window to front aspect, radiator, feature fireplace.

**BEDROOM TWO** 14' 0" x 9' 10" narrowing to 8' 8" (4.27m x 3m) PVC double glazed window to rear aspect, radiator, fitted storage, feature fireplace.

**BEDROOM THREE** 10' 10" x 8' 10" narrowing to 7' 6" (3.3m x 2.69m) PVC double glazed window to rear aspect, radiator, wall mounted combination boiler, original built-in storage.

**BATHROOM** Obscure PVC double glazed window to front aspect, vanity unit, low level WC with concealed cistern, tiling throughout, tiled floor, bath with shower attachment, spotlighting, extractor fan.

**GARDEN** 58' (17.68m) Fully enclosed, outside tap, access to shed, patio area, raised brick area.

**SHED** 11' 1" x 4' 10" (3.38m x 1.47m) Power & light.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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

**Jeffries  
Dibbens**  
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