

**£229,995**  
**74 Ranelagh Road**  
Portsmouth, PO2 8HA



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this three bedroom, mid-terraced property located in Ranelagh Road, Stamshaw. Well presented throughout, accommodation comprises a 22ft reception room, a 14ft fitted kitchen, a modern fitted downstairs bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating, a fully enclosed rear garden, plus a loft room. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662







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

**PORCH** Wood laminate flooring, wall mounted gas meter, door to.

**RECEPTION ROOM** 22' 3" max x 12' 2" (6.78m x 3.71m) PVC double glazed window to front aspect, PVC double glazed door to garden, wood laminate flooring, two radiators, door to.

**LOBBY** Stairs to first floor, under stairs storage cupboard, PVC double glazed window to side aspect, doorway to kitchen.

**KITCHEN** 14' 9" x 7' 4" (4.5m x 2.24m) PVC double glazed window to side aspect, wall and base units, roll top work surfaces, tiled to principal areas, space for fridge/freezer, space for gas cooker with extractor hood over, plumbing for washing machine, space for tumble dryer, 1 1/2 bowl sink and drainer unit with mixer tap, tiled floor, door to.

**BATHROOM** 7' 3" x 5' 10" (2.21m x 1.78m) Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panelled 'P' shape bath with electric shower unit over, fully tiled walls and floor, extractor, chrome heated towel rail.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, pull down loft ladder leading to loft room, doors to.

**BEDROOM ONE** 12' 2" x 10' 9" (3.71m x 3.28m) PVC double glazed window to front aspect, laminate flooring, radiator.

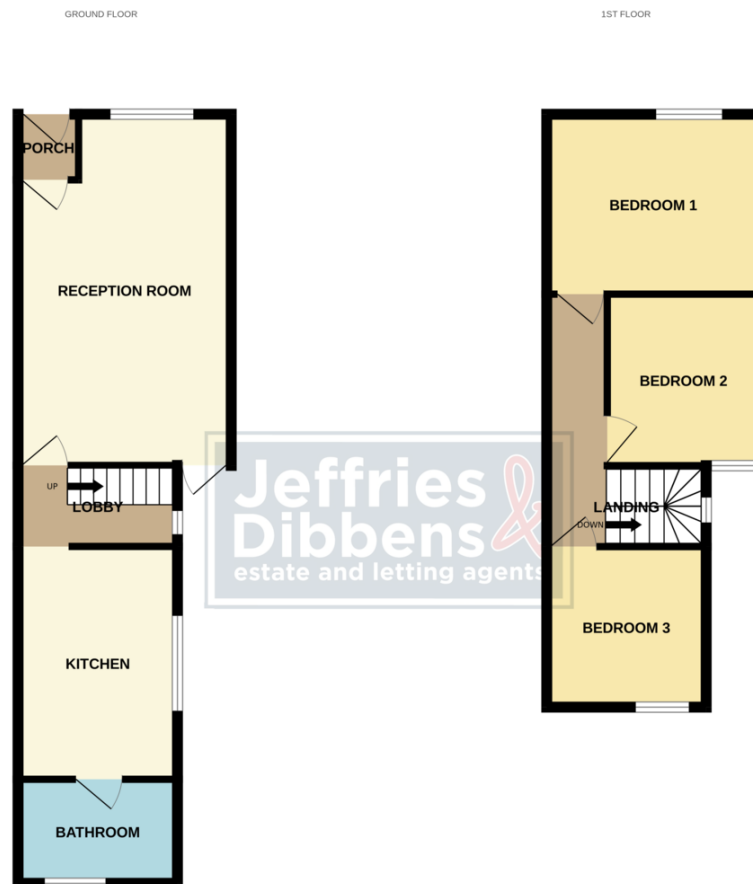
**BEDROOM TWO** 11' 1" x 8' 10" (3.38m x 2.69m) PVC double glazed window to rear aspect, radiator, laminate flooring.

**BEDROOM THREE** 10' 8" x 7' 5" (3.25m x 2.26m) PVC double glazed window to rear aspect, radiator, laminate flooring.

**LOFT ROOM** 12' 1" x 10' 2" (3.68m x 3.1m) PVC double glazed Velux window to rear aspect, eaves storage.

**REAR GARDEN** Mainly laid to paving with decked area.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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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