

Jeffries & Dibbens
FOR SALE
023 9266 1662
jeffries.co.uk 000

OFFERS IN EXCESS OF

£215,000

12 Paulsgrove Road

Portsmouth, PO2 7HR

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Paulsgrove Road, Copnor. Ideally suited to first time buyers and investors alike, accommodation on offer comprises two reception rooms, an 11ft fitted kitchen, a fitted downstairs bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a 26ft enclosed rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALL Radiator, stairs to first floor, doors to reception rooms one and two.

RECEPTION ROOM ONE 11' 04" into bay and excluding recess x 9' 10" (3.45m x 3m) PVC double glazed bay window to front aspect, built-in cupboard housing meters, radiator.

RECEPTION ROOM TWO 13' 0" x 9' 06" (3.96m x 2.9m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard, picture rail, archway to kitchen.

KITCHEN 11' 10" x 8' 05" (3.61m x 2.57m) PVC double glazed window to side aspect, range of wall and base level units, roll top work surfaces, 'Range' style cooker, fridge/freezer, plumbing for washing machine, sink and drainer unit with mixer tap over, tiling to principal areas, radiator, cupboard housing wall mounted 'Baxi' combination boiler, opening to:-

LOBBY Obscure PVC double glazed door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, vanity unit, panelled 'P' shaped bath with 'rainfall' style shower over, close coupled WC with concealed cistern, tiling to principal areas, chrome heated towel rail, extractor.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 12' 11" x 9' 11" (3.94m x 3.02m) PVC double glazed window to front aspect, built-in storage cupboard, radiator.

BEDROOM TWO 12' 10" x 11' 06" into recess (3.91m x 3.51m) PVC double glazed window to rear aspect, radiator.

GARDEN 26' 03" x 13' 07" (8m x 4.14m) Mainly laid to concrete, outside tap, storage shed.



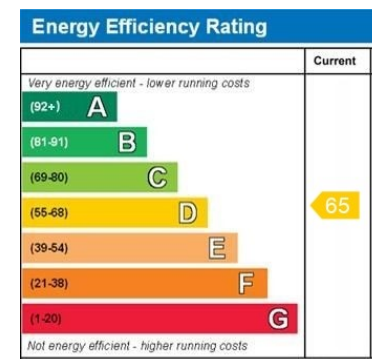


LOCAL AUTHORITY
Portsmouth City Council

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

**Jeffries
Dibbensen**
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