

£259,995
25 Folkestone Road
Portsmouth, PO3 6LP

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Folkestone Road, Baffins. Ground floor accommodation comprises a 14ft reception room, a 22ft kitchen/dining room, a family bathroom and a lean-to/utility room. The first floor consists of three bedrooms. Additional benefits include double glazing, gas central heating and a 28ft west-facing garden with a shed. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE FRONT DOOR

RECEPTION ROOM ONE 14' 5" into bay x 13' 4" (4.39m x 4.06m) PVC double glazed bay window to front aspect, double radiator, feature fireplace, laminate flooring, stairs to first floor, door to reception room two.

RECEPTION ROOM TWO/KITCHEN 22' 8" narrowing to 10'10" x 13' 3" narrowing to 8'3" (6.91m x 4.04m) Obscure PVC double glazed window to rear aspect, two double radiators, range of wall and base units, roll top work surfaces, PVC double glazed window to side aspect, stainless steel sink with mixer tap and drainer unit, spotlighting, wood flooring, gas cooker point, stainless steel extractor fan, plumbing for dishwasher, space for fridge/freezer, door to bathroom, obscure door to conservatory.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, bath with shower, stainless steel heated towel rail, tiled to principal areas, extractor fan, spotlighting.

CONSERVATORY Door to garden, plumbing for washing machine, space for tumble dryer and freezer.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bedroom three, inspection hatch.

BEDROOM ONE 13' 3" x 11' 7" (4.04m x 3.53m) PVC double glazed windows to front aspect, fitted storage, radiator.

BEDROOM TWO 10' 9" x 8' 4" (3.28m x 2.54m) PVC double glazed window to rear aspect, radiator, cupboard housing wall mounted combination boiler.

BEDROOM THREE 10' 3" x 9' (3.12m x 2.74m) PVC double glazed window to rear aspect, radiator, fitted storage.

REAR GARDEN 28' (8.53m) approx West facing, fully enclosed, mainly laid to paving, door to shed, outside tap.

SHED 13' 10" x 5' 5" (4.22m x 1.65m)





Whilst every attempt has been made to ensure the accuracy of the floorplans 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 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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