



**£210,000**  
**63 Renny Road**  
Portsmouth, PO1 5BB



## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Renny Road, Fratton. Well presented throughout, accommodation comprises two reception rooms, an 11ft modern fitted kitchen, a downstairs modern fitted shower room, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a fully enclosed rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





## OBSCURE COMPOSITE FRONT DOOR

**PORCH** Wall mounted meters and electrics, doorway to reception room one.

**RECEPTION ROOM ONE** 12' x 10' 4" (3.66m x 3.15m) PVC double glazed window to front aspect, feature fireplace, under stairs storage, radiator, laminate flooring, doorway to.

**RECEPTION ROOM TWO** 12' 2" x 10' 9" (3.71m x 3.28m) PVC double glazed window to rear aspect, laminate flooring, radiator, feature fireplace, archway to.

**KITCHEN** 11' 2" x 8' 11" (3.4m x 2.72m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, 1 1/2 stainless steel sink and drainer unit with mixer tap, space for cooker, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, tiled to principal areas, tiled flooring, wall mounted combination boiler, doorway to.

**LOBBY** PVC double glazed door to garden, tiled flooring, door to.

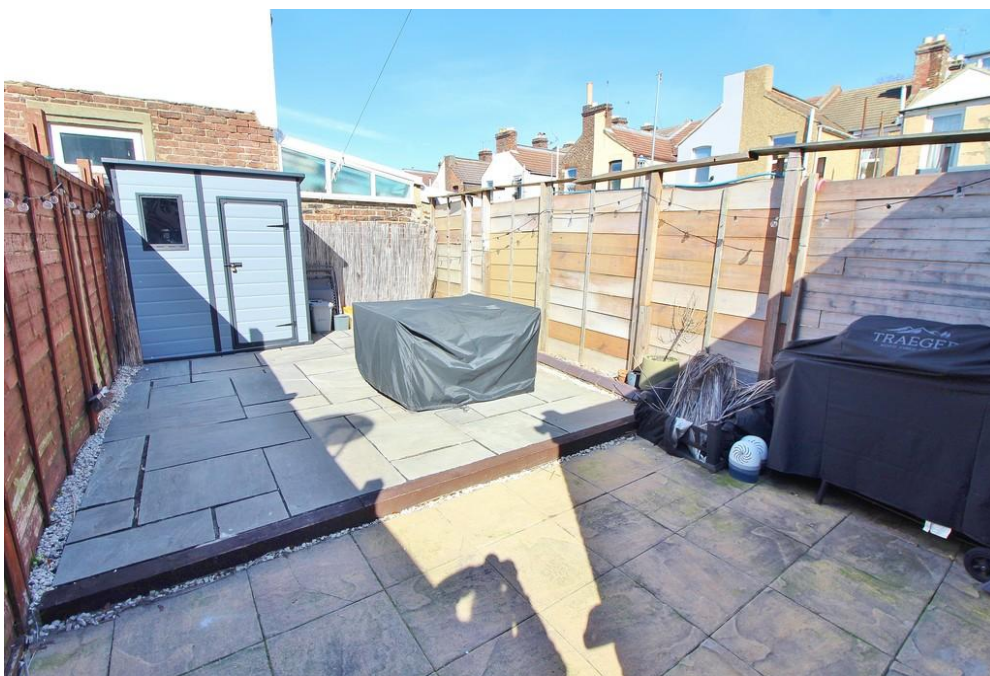
**SHOWER ROOM** Obscure double glazed window to rear aspect, close coupled WC, vanity unit, walk in shower cubicle with electric shower unit and 'Rainfall' style shower over, tiled to principal area, tiled flooring, spotlighting, extractor.

**FIRST FLOOR LANDING** Loft hatch, doors to.

**BEDROOM ONE** 12' 1" x 10' 5" (3.68m x 3.18m) PVC double glazed window to front aspect, radiator, dado rail, built in storage cupboard.

**BEDROOM TWO** 12' 3" x 10' 5" (3.73m x 3.18m) PVC double glazed window to rear aspect, radiator, built in storage.

**REAR GARDEN** Fully enclosed, mainly laid to paving.





GROUND FLOOR

1ST FLOOR



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		87 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

**Jeffries  
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