

£255,000
16 Balfour Road
Portsmouth, PO2 0DJ

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens present for sale this terraced bay & forecourt style property located in Balfour Road, North End. The property offers three bedrooms and a family bathroom to the first floor. The ground floor comprises two reception rooms, a 10', fitted kitchen and a conservatory which overlooks the attractive, 35', rear garden. The property benefits from gas central heating, double glazing and a selection of period features. Call our Portsmouth office today! 023 92 661 662





COMPOSITE PVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL PVC double glazed door leading to rear garden, original stained glass window to front aspect, stairs to first floor landing, cupboard housing electric meter, consumer unit and gas meter, radiator, laminate wooden flooring, original Victorian archway, doors leading to.

RECEPTION ROOM ONE 14' 7" into bay x 9' 11" max (4.44m x 3.02m) PVC double glazed bay window to front aspect, original cast iron fireplace with tiled hearth, original ceiling rose and coving, built in storage cupboard, radiator, door to.

KITCHEN 10' 11" x 8' 11" (3.33m x 2.72m) PVC double glazed windows to side and rear aspect, range of fitted wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, electric oven and gas hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine and dishwasher, cupboard housing combination boiler (fitted October 2024), tiled flooring, tiled to principal areas, door leading to.

CONSERVATORY 9' 7" x 6' 8" (2.92m x 2.03m) PVC double glazed door and windows to rear and side aspect, PVC double glazed door to garden, ceramic tiled flooring.

FIRST FLOOR LANDING Access to loft, doors leading to.

BEDROOM ONE 13' 3" max x 11' 11" (4.04m x 3.63m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 11" x 9' (3.33m x 2.74m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 9" x 6' 4" (3.28m x 1.93m) PVC double glazed window to side aspect, radiator, built in cupboard.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash hand basin, panel enclosed bath with shower over, tiled to principal areas, radiator, extractor.

REAR GARDEN Fully enclosed, laid to lawn, raised decked area, raised paved area, range of flower and shrub border, outside tap, block built shed.

GROUND FLOOR

1ST FLOOR



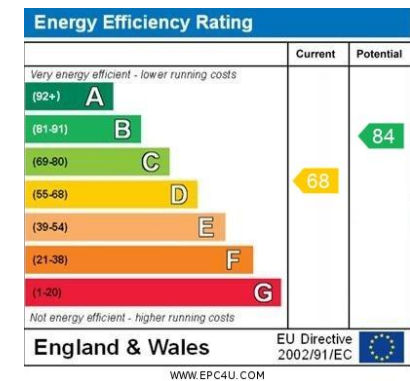
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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