

**£214,995**  
**61 Emsworth Road**  
Portsmouth, PO2 0BS



## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in Emsworth Road, North End. Accommodation comprises two reception rooms measuring at 10ft and 13ft respectively, a modern fitted downstairs bathroom, an 11ft fitted kitchen, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a west facing rear garden. Call our Portsmouth office now to arrange your internal viewing, open late! 02392 661 662





**OBSCURE PVC DOUBLE GLAZED FRONT DOOR** To:-

**HALLWAY** Picture rail, laminate wood flooring, stairs to first floor, doors to reception rooms one and two.

**RECEPTION ROOM ONE** 10' 0" x 9' 11" (3.05m x 3.02m) PVC double glazed window to front aspect, cupboard housing meters, radiator.

**RECEPTION ROOM TWO** 13' 02" x 9' 07" (4.01m x 2.92m) PVC double glazed window to rear aspect, radiator, picture rail, under stairs storage cupboard, door to:-

**LOBBY** Picture rail, sliding door to bathroom, door to kitchen.

**BATHROOM** 9' 06" x 4' 06" (2.9m x 1.37m) Obscure PVC double glazed window to side aspect, modern fitted bathroom suite comprising panelled bath with 'rainfall' style shower over, close coupled WC, vanity basin, white panels to principal areas, extractor fan, chrome heated towel rail, cupboard housing wall mounted 'Worcester' combination boiler (newly fitted July 2024).

**KITCHEN** 11' 09" x 6' 11" (3.58m x 2.11m) PVC double glazed window to rear aspect, fitted kitchen comprising range of wall and base level units, roll top work surfaces, stainless steel sink with mixer tap over, tiling to principal areas, space for gas cooker, space for fridge/freezer, plumbing for washing machine, radiator, Velux window, PVC double glazed door to garden.

**FIRST FLOOR LANDING** Loft hatch, doors to:-

**BEDROOM ONE** 13' 01" x 10' 0" (3.99m x 3.05m) PVC double glazed window to front aspect, radiator, built-in storage cupboard.

**BEDROOM TWO** 13' 01" x 9' 08" (3.99m x 2.95m) PVC double glazed window to rear aspect, radiator, built-in storage cupboard.

**GARDEN** West facing, mainly laid to paving with shingle 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 errors, 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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