

£205,000
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		

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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