

**£249,995**  
**67 Manor Road**  
Portsmouth, PO1 5LB



## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom double bay and forecourt property, located in Manor Road, Fratton. Accommodation comprises a 23ft open plan reception room, a 12ft fitted kitchen and a downstairs W.C to the ground floor. The first floor consists of three bedrooms and a fitted bathroom. Additional benefits include gas central heating, double glazing, and a 31ft rear garden. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens today! 02392 661 662





## COMPOSITE FRONT DOOR

**PORCH** Obscure glazed window to side aspect, glazed wooden door to reception room.

**RECEPTION ROOM** 23' 10" x 12' 4" (7.26m x 3.76m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, two radiators, cupboard housing gas and electric meters, open to.

**HALLWAY** Radiator, open to kitchen, door to WC, stairs to first floor.

**WC** PVC double glazed window to side aspect, low level WC with over top wash basin.

**KITCHEN** 12' 4" x 8' 2" (3.76m x 2.49m) PVC double glazed window to rear aspect, wall and base units, roll top work surfaces, stainless steel sink with drainer, integrated electric oven with gas hob, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled to principal areas, PVC double glazed door to garden.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, radiator, doors to bedroom one, bedroom two, bedroom three and bathroom, access to loft where Vailant combination boiler is located.

**BEDROOM ONE** 12' 8" x 12' 7" (3.86m x 3.84m) PVC double glazed bay window to front aspect, radiator, built in wardrobes.

**BEDROOM TWO** 9' 7" x 9' 4" (2.92m x 2.84m) PVC double glazed window to rear aspect, radiator, built in wardrobe.

**BEDROOM THREE** 8' 1" x 6' 7" (2.46m x 2.01m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to side aspect, close coupled WC, wooden panel enclosed bath with mains powered shower, wall mounted wash basin with mixer tap, tiled to principal areas, extractor fan.

**REAR GARDEN** 31' 11" x 12' 9" (9.73m x 3.89m) Mainly laid to patio and grass, wooden shed, outside tap.







Whilst every attempt has been made to ensure the accuracy of the floorplans 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		85 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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