

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.

 $\ensuremath{\textbf{WC}}\xspace \mathsf{PVC}$ 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.

GROUND FLOOR

1ST FLOOR

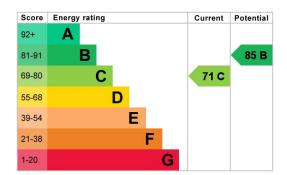


While every attempt has been inable to ensure the accuracy of the hospital contained nee, inequirements of doors, window, nooms and any other ferms are approxed in the propose only and should be used as such by any consistion or mis-statement. This plan is for illustrative purposes only and should be used as such by any rospective purchaser. The services, systems and applicates shown have no been itseld and no guarantee as to their openality or efficiency can be given. Made with Herodex (2025) 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



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