

£229,995
88 Hampshire Street
Portsmouth, PO1 5LH

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Hampshire Street, Fratton. Accommodation comprises two reception rooms, a fitted kitchen, two bedrooms and an upstairs bathroom. Added benefits include gas central heating, majority double glazing and a fully-enclosed, south-facing garden with a shed and rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





SLIDING DOOR TO PORCH

PORCH Obscure hardwood front door to hallway.

HALLWAY Door to reception room one and reception room two, stairs to first floor.

RECEPTION ROOM ONE 11' 1" x 10' 5" (3.38m x 3.18m) PVC double glazed window to front aspect, radiator, door to reception room two.

RECEPTION ROOM TWO 16' 6" narrowing to 10' 6" x 13' 10" narrowing to 10' 5" (5.03m x 4.22m) Sliding door to kitchen, PVC double glazed bay window to rear aspect, two radiators, feature gas fireplace, fitted storage housing immersion tank.

KITCHEN 11' 4" x 7' 6" (3.45m x 2.29m) PVC double glazed window to side aspect, window to rear aspect, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, obscure double glazed back door to garden, integral oven, gas hob with overhead extractor fan, integral dishwasher, spotlighting.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE 13' 8" x 10' 5" narrowing to 9" (4.17m x 3.18m) PVC double glazed window to front aspect, radiator, door to anteroom.

ANTEROOM PVC double glazed window to front aspect, radiator.

BEDROOM TWO 13' 9" narrowing to 12' 4" x 10' 2" narrowing to 9' 9" (4.19m x 3.1m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to front aspect, low level WC, corner bath, electric power shower, radiator, pedestal wash basin, tiled to principal areas.

REAR GARDEN South facing, fully enclosed, access to shed, mainly laid to paving.



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

EPC TO FOLLOW

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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