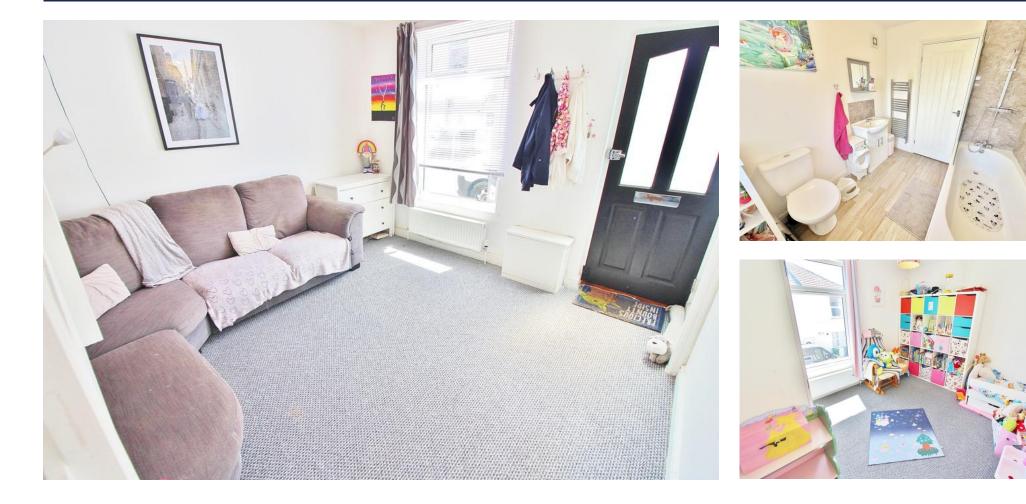


PROPERTY SUMMARY

Jeffries & Dibbens Portsmouth are delighted to offer for sale this two double bedroom, terraced property located in Brookfield Road, Fratton. Accommodation comprises two double bedrooms both measuring 11ft respectively, two reception rooms, a 9ft fitted kitchen and a downstairs bathroom. Additional benefits include gas central heating, double glazing throughout and a 39ft rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662









GLAZED HARD WOODEN FRONT DOOR

RECEPTION ROOM ONE 12' 11" x 11' 9" (3.94m x 3.58m) PVC double glazed window to front aspect, radiator, cupboards housing gas and electric meters, stairs to first floor, door to reception room two.

RECEPTION ROOM TWO 11' 4" x 9' 10" (3.45m x 3m) PVC double glazed door to garden, radiator, open to kitchen.

KITCHEN 9' 10" x 6' 11" (3m x 2.11m) PVC double glazed window to side aspect, roll top work surfaces, range of wall and base units, stainless steel sink with mixer tap and drainer unit, space for fridge/freezer, space for dishwasher, plumbing for washing machine, integrated cooker with gas hob and overhead extractor hood, cupboard housing wall mounted combination boiler, tiled to principal areas, door to bathroom.

BATHROOM 7' 6" x 6' 10" (2.29m x 2.08m) Obscure PVC double glazed window to rear aspect, heated towel rail, close coupled WC, wall mounted wash basin with mixer tap and vanity unit, panel enclosed bath with mains powered shower, tiled to principal areas, extractor fan.

FIRST FLOOR LANDING Doors to bedroom one and bedroom two.

BEDROOM ONE 11' 8" x 10' 1" (3.56m x 3.07m) PVC double glazed window to front aspect, radiator, loft hatch.

BEDROOM TWO 11' 6" x 10' 2" (3.51m x 3.1m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 39' 6" x 11' 7" (12.04m x 3.53m) Mainly concrete to grass.

GROUND FLOOR

1ST FLOOR

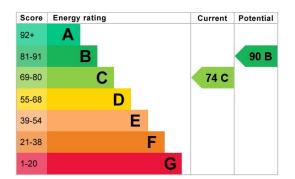


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TENURE Freehold

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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