



£210,000
45 Brookfield Road
Portsmouth, PO1 5HZ

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.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 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

Jeffries & Dibbens
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk