

£260,000
9 Vernon Road
Portsmouth, PO3 5DR

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this three bedroom, terraced house located in Vernon Road, Copnor. In addition to the three bedrooms, the first floor also offers a 10ft family bathroom. The ground floor consists of two reception rooms both measuring 13ft respectively and a 10ft fitted kitchen. Additional benefits include double glazing throughout, gas central heating and a 32ft west facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens at your earliest convenience! 02392 661 662.





PVC DOUBLE GLAZED FRONT DOOR

PORCH PVC double glazed windows to side aspect, PVC double glazed window to front aspect, obscure double glazed door to reception room.

RECEPTION ROOM ONE 13' 7" x 13' (4.14m x 3.96m) PVC double glazed bay window to front aspect, radiator, gas fire place, door to hallway.

HALLWAY Stairs to first floor, door to reception room two.

RECEPTION ROOM TWO 13' x 12' 10" (3.96m x 3.91m) PVC double glazed window to rear aspect, radiator, built in storage cupboards housing gas and electric meters, open to kitchen.

KITCHEN 10' 6" x 9' 5" (3.2m x 2.87m) PVC double glazed window to rear aspect, PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, circular stainless steel sink with drainer unit, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated oven with gas hob and overhead extractor hood, cupboard housing wall mounted combination boiler, tiled to principal areas, PVC double glazed door to garden.

FIRST FLOOR LANDING Radiator, doors to bedroom one, bedroom two, bedroom three and bathroom, loft hatch.

BEDROOM ONE 13' x 11' 4" (3.96m x 3.45m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' x 9' 6" (3.05m x 2.9m) PVC double glazed window to rear aspect, radiator, two built in wardrobes.

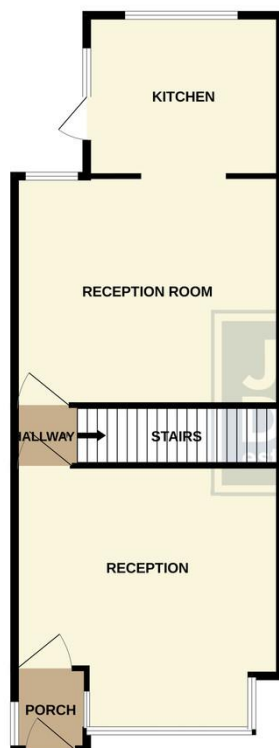
BEDROOM THREE 7' 6" x 5' 9" (2.29m x 1.75m) PVC double glazed window to rear aspect, radiator.

BATHROOM 10' 7" x 3' 11" (3.23m x 1.19m) Obscure PVC double glazed window to rear aspect, heated towel rail, pedestal wash basin, low level WC, wooden panelled bath with mains powered shower, extractor fan, tiled to principal areas, tiled flooring.

REAR GARDEN 32' 3" x 13' 7" (9.83m x 4.14m) Mainly concrete to artificial grass, west facing, outside tap, wooden storage shed.



GROUND FLOOR



1ST FLOOR



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		85 B
69-80	C	72 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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