

£299,995
82 Balfour Road
Portsmouth, PO2 0DL

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this two double bedroom, semi-detached property located in Balfour Road, North End. Beautifully presented throughout, the spacious accommodation to the ground floor comprises two reception rooms measuring 16ft & 12ft respectively, a 12ft modern fitted kitchen with integrated appliances, a modern fitted shower room, plus a 17ft conservatory with doors leading out to the rear garden. First floor accommodation offers two double bedrooms plus a modern fitted family bathroom. Additional benefits include double glazing, gas central heating and the 34ft rear garden! We recommend arranging an internal viewing to appreciate all this property has to offer, so please call our Portsmouth office! 02392 661 662





OBSCURE HARDWOOD FRONT DOOR

HALL PVC double glazed window to side aspect, stairs to first floor, under stairs storage cupboard, door to reception room one, door to shower room, door to kitchen.

RECEPTION ROOM ONE 16' 02" into bay x 13' 08" into recess (4.93m x 4.17m) PVC double glazed bay window to front aspect, original ceiling rose, feature fireplace with multi-fuel burner, vertical radiator.

SHOWER ROOM Modern fitted shower suite comprising walk-in shower cubicle with 'Rainfall' style shower over, low level WC with concealed cistern, floating wash basin, heated towel rail, extractor, spot lighting, fully tiled walls and floor.

KITCHEN 12' 11" into bay x 12' 08" (3.94m x 3.86m) PVC double glazed bay window to side aspect, modern fitted kitchen comprising range of wall and base level units, square edge work tops, tiled splash back, one and a half bowl stainless steel sink and drainer unit with adjustable mixer tap over, integral 'Neff' electric oven, integral 'Neff' induction hob with 'Neff' extractor hood over, integral 'AEG' fridge, integral 'Smeg' freezer, integral 'AEG' washing machine, integral 'Bosch' dishwasher, Amtico Vinyl flooring, spot lighting, vertical radiator, opening to reception room two.

RECEPTION ROOM TWO 12' 06" x 10' 05" (3.81m x 3.18m) PVC double glazed window to side aspect, PVC double glazed bi-fold doors to conservatory, radiator, spot lighting, Amtico vinyl flooring.

CONSERVATORY 17' 04" x 8' 0" (5.28m x 2.44m) PVC double glazed windows to rear aspect, PVC double glazed doors to garden, polycarbonate roof, Amtico vinyl flooring, PVC double glazed window to front aspect, PVC double glazed door to front aspect.

FIRST FLOOR LANDING Loft hatch, obscure borrowed light window to bathroom, doors to:-

BEDROOM ONE 14' 06" into bay x 13' 09" into recess (4.42m x 4.19m) PVC double glazed bay window to front aspect, radiator, built-in wardrobe.

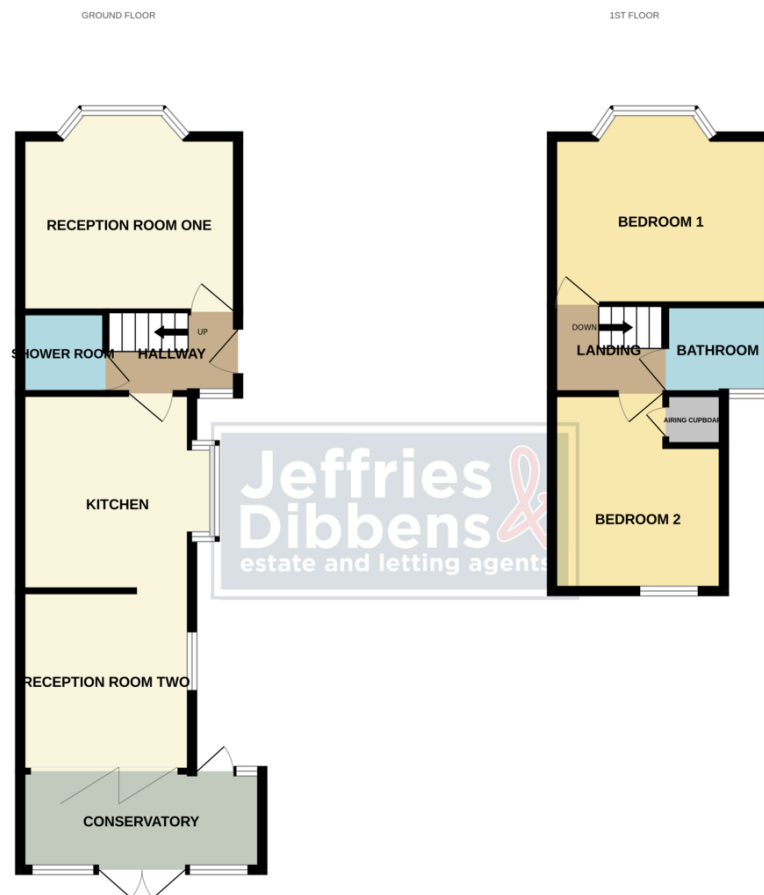
BATHROOM Obscure PVC double glazed window to rear aspect, modern fitted bathroom suite comprising panelled bath with mains shower over, wall mounted wash basin, close coupled WC, heated towel rail, Amtico vinyl flooring, spot lighting, extractor, fully tiled walls, electric mirror.

BEDROOM TWO 13' 04" narrowing to 12' 04" x 10' 07" (4.06m x 3.23m) PVC double glazed window to rear aspect, radiator, built-in airing cupboard housing 'Worcester' combination boiler.

GARDEN 34' 10" x 17' 11" (10.62m x 5.46m) Mainly laid to lawn with 'Limestone' paving, raised area, wooden storage shed, external power point.

FORECOURT/SIDEWAY

Resin finish, suitable for storage for a motorbike or similar with additional access to rear garden via conservatory.



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 C

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 63 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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