

£215,000
46 Emsworth Road
Portsmouth, PO2 7HJ

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, terraced house located in Emsworth Road, North End. In addition to the three bedrooms, the first floor also offers a shower room. The ground floor consists of a 22ft reception room, a 10ft kitchen, a 9ft sun room and a W.C. Additional benefits include double glazing throughout, gas central heating, no forward chain and a 38ft rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens at your earliest convenience! 02392 661 662.





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Gas meter, open to reception room.

RECEPTION ROOM 22' 4" x 12' 11" (6.81m x 3.94m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, two radiators, cupboard housing electric meter, door to hallway.

HALLWAY Doors to kitchen and WC, stairs to first floor.

WC Close coupled WC, obscure PVC double glazed window to side aspect.

KITCHEN 10' 2" x 7' 11" (3.1m x 2.41m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, circular stainless steel sink with mixer tap and drainer unit, space for fridge/freezer, plumbing for washing machine, integrated oven with induction hob, tiled to principal areas, cupboard housing wall mounted combination boiler, door to sun room.

SUN ROOM 9' x 7' 10" (2.74m x 2.39m) PVC double glazed window to rear aspect, radiator, PVC double glazed door to garden.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to bedrooms one, two and three, door to shower room, loft hatch.

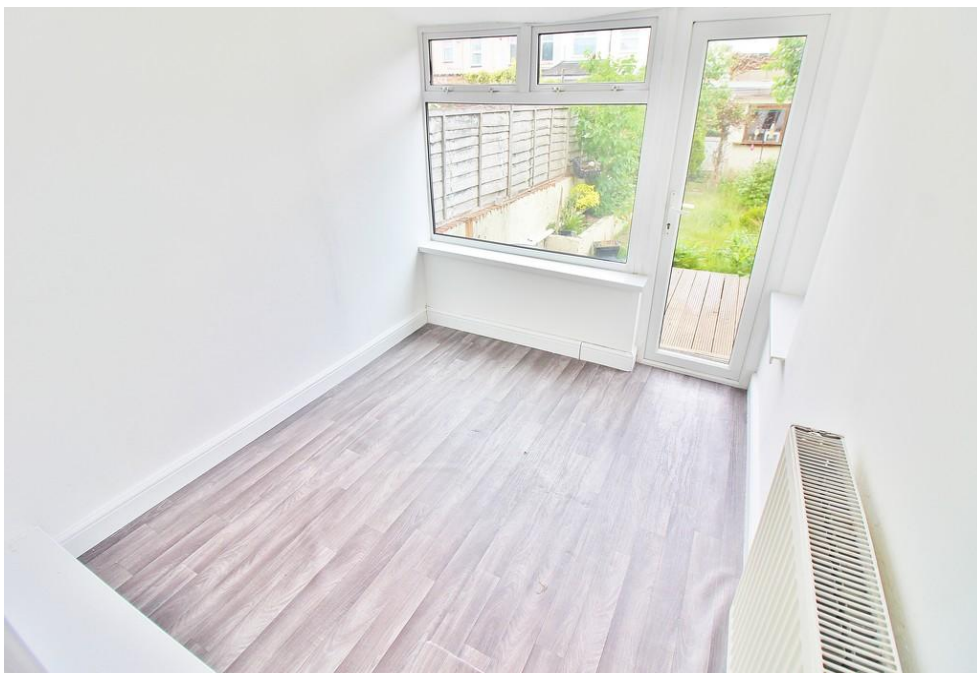
BEDROOM ONE 13' x 11' (3.96m x 3.35m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' x 10' 2" (3.35m x 3.1m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 7' 11" x 5' 11" (2.41m x 1.8m) PVC double glazed window to rear aspect, radiator.

SHOWER ROOM Obscure PVC double glazed window to side aspect, heated towel rail, close coupled WC, pedestal wash basin with mixer tap, corner shower cubicle with mains powered shower, tiled to principal areas.

REAR GARDEN 38' 4" x 13' 11" (11.68m x 4.24m) Decking to concrete and grass, block built storage shed, outside tap.





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		83 B
69-80	C		
55-68	D	66 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.

**Jeffries
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