

£212,500
101 Emsworth Road
Portsmouth, PO2 0BS

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this two double bedroom, mid-terraced property situated in Emsworth Road, North End. Beautifully presented throughout, accommodation on offer comprises two reception rooms, a 9ft modern fitted kitchen, a modern fitted shower room, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a fully enclosed, west facing rear garden. Contact our Portsmouth office to arrange your internal viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure borrowed light window to reception room one, wall mounted gas meter, door to:-

RECEPTION ROOM ONE 11' 10" x 11' 02" into recess (3.61m x 3.4m) PVC double glazed window to front aspect, stairs to first floor, radiator, cupboard housing electrics, door to:-

RECEPTION ROOM TWO 11' 11" into recess x 8' 11" (3.63m x 2.72m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard, archway to:-

KITCHEN 9' 06" x 7' 10" (2.9m x 2.39m) PVC double glazed window to side aspect, modern fitted kitchen comprising range of wall and base level units, wood block work surfaces, integral electric oven, integral gas hob, space for fridge/freezer, plumbing for washing machine, tiling to principal areas, wood laminate flooring, one and a half bowl sink and drainer unit with mixer tap over, spot lighting, wall mounted 'Vaillant' combination boiler (installed circa 2019), doorway to lobby.

LOBBY Obscure PVC double glazed door to garden, door to shower room.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, modern fitted shower suite comprising walk-in shower cubicle with mains shower, vanity unit, low level WC with concealed cistern, heated towel rail, spotlights, extractor, fully tiled.

FIRST FLOOR LANDING Doors to:-

BEDROOM ONE 11' 10" x 11' 02" into recess (3.61m x 3.4m) PVC double glazed window to front aspect, radiator, built-in wardrobe, original cast iron feature fireplace.

BEDROOM TWO 11' 11" x 8' 10" (3.63m x 2.69m) PVC double glazed window to rear aspect, radiator, built-in wardrobe, original cast iron feature fireplace, loft hatch.

GARDEN Fully enclosed, west facing, landscaped.



Floor plan of the first floor. The plan shows a central corridor with stairs. To the left of the stairs is a 'RECEPTION ROOM'. To the right of the stairs is a 'RECEPTION ROOM'. Below the stairs is a 'KITCHEN'. At the bottom of the plan is a 'LOBBY' and a 'SHOWER ROOM'. A 'PORC' (porcelain) area is shown at the top right. A 'UPBOARD' is indicated near the stairs. A 'DOOR' is marked near the stairs.

The floor plan shows a rectangular room divided into three main sections. At the top is a large rectangular area labeled "BEDROOM 1". At the bottom is another large rectangular area labeled "BEDROOM 2". In the center, between the two bedrooms, is a narrow horizontal corridor. This corridor contains a staircase labeled "DOWN" with an arrow pointing to the right, and a central area labeled "LANDING". To the left of the landing, there are two small rectangular areas, each labeled "WARDROBE". To the right of the landing, there is a larger rectangular area labeled "CLOSET". The entire floor plan is enclosed within a thick black border.

Jeffries & Dibbens
state and letting agents

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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VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 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.



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