

£212,500
4 Beecham Road
Portsmouth, PO1 5LY

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this well presented, terraced house located in Beecham Road, Fratton. Accommodation comprises two double bedrooms to the first floor. The ground floor comprises two reception rooms, a 12' fitted kitchen and a downstairs bathroom. Additional features include gas central heating, double glazing and a south-facing, rear garden. Arrange your internal inspection by contacting Jeffries & Dibbens as sole agents. 023 92 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 12' 5" into bay x 12' 1" (3.78m x 3.68m) PVC double glazed bay window to front aspect, radiator, double radiator, laminate wooden flooring, stairs to first floor, door to reception room two, wall mounted meter cupboard.

RECEPTION ROOM TWO 12' 1" x 9' 8" (3.68m x 2.95m) PVC double glazed window to rear aspect, double radiator, laminate wooden flooring, under stairs storage cupboard, opening to kitchen.

KITCHEN 12' 9" x 8' 3" (3.89m x 2.51m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, gas cooker point, electric cooker point, plumbing for washing machine, tiled splash back, wall mounted combination boiler, opening to rear lobby.

REAR LOBBY Obscure PVC double glazed door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal wash basin, low level WC, tiled to principal areas, spot lighting, inspection hatch, extractor fan.

FIRST FLOOR LANDING Loft hatch, doors to bedroom one and bedroom two.

BEDROOM ONE 12' 1" x 9' 11" (3.68m x 3.02m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

BEDROOM TWO 12' 1" x 9' 7" (3.68m x 2.92m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

REAR GARDEN South facing, mainly laid to lawn, laid to decorative stone.



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		
55-68	D	65 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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