

£229,500
64 Seagrove Road
Portsmouth, PO2 8AZ

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to be selected to market this three bedroom, terraced property located in Seagrove Road, North End. Ground floor accommodation comprises two reception rooms, a downstairs W.C and a fitted kitchen. The first floor consists of three bedrooms and a fitted bathroom. Added benefits include gas central heating, double glazing and a fully paved garden with pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662.

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PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, radiator, under stairs storage cupboard housing gas and electric meters, stairs to first floor, door to all rooms.

RECEPTION ROOM ONE 14' 6" into bay x 9' 10" (4.42m x 3m) PVC double glazed bay window to front aspect, radiator, original ceiling rose.

KITCHEN 11' 4" x 7' 11" (3.45m x 2.41m) PVC double glazed window to rear aspect, PVC double glazed door to courtyard garden, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted stainless steel electric oven and gas hob with extractor over, tiled splash back, plumbing for washing machine, space for fridge/freezer, extractor fan.

WC Obscure PVC double glazed window to side aspect, close coupled WC, extractor.

RECEPTION ROOM TWO 14' 5" max x 8' 6" max (4.39m x 2.59m) PVC double glazed window to rear aspect, radiator.

FIRST FLOOR LANDING Loft hatch, door to all rooms.

BEDROOM ONE 13' 1" x 11' 8" (3.99m x 3.56m) PVC double glazed window to front aspect, radiator.

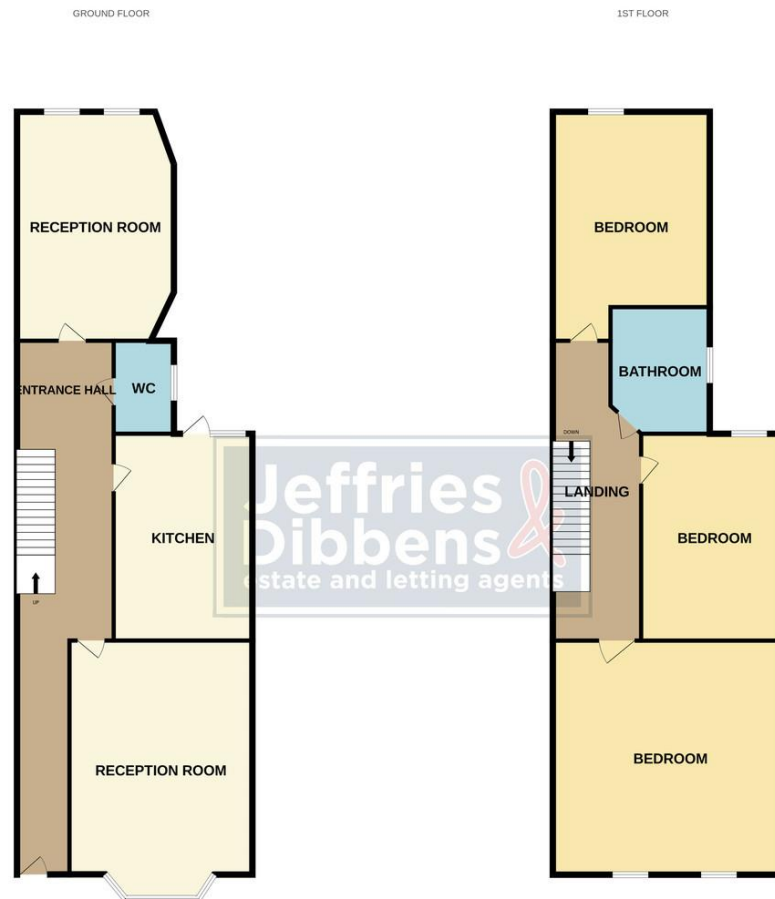
BEDROOM TWO 11' 5" x 7' 9" (3.48m x 2.36m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 1" x 8' 7" (2.77m x 2.62m) PVC double glazed window to rear aspect, radiator, wall mounted cupboard.

BATHROOM Obscure PVC double glazed window to side aspect, radiator, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal basin, close coupled WC, extractor, tiled to principal areas.

REAR GARDEN Courtyard style garden, laid to paving, rear pedestrian access.





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	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.

**Jeffries
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