

**£255,000**  
**133 Guildford Road**  
Portsmouth, PO1 5BE



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this three double bedroom, mid-terraced property located in Guildford Road, Fratton. The accommodation on offer comprises two reception rooms, a 10ft modern fitted kitchen, a modern fitted bathroom, plus three double bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





### **PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Wall mounted electric heater, laminate floor, wood panelling to half height, doors to reception room one and two.

**RECEPTION ROOM ONE** 10' 10" x 9' 11" (3.3m x 3.02m) PVC double glazed bay window to front aspect, double radiator.

**RECEPTION ROOM TWO** 13' x 10' 11" (3.96m x 3.33m) PVC double glazed door to garden and PVC double glazed window to rear aspect, radiator, feature fireplace, laminate floor, door to hallway.

**HALLWAY** PVC double glazed back door to garden, stairs to first floor, under stairs storage cupboard, cupboard housing gas meter, laminate flooring with wood panelling to half height, door to kitchen.

**KITCHEN** 10' 9" x 9' 3" (3.28m x 2.82m) PVC double glazed window to side aspect, range of gloss effect wall and base units, woodblock effect work surfaces, stainless steel sink with mixer tap and drainer unit, fitted stainless steel electric oven, electric hob and extractor hood over, integrated microwave, plumbing for washing machine, space for fridge/freezer, cupboard housing combination boiler, ceramic tiled flooring, door to bathroom.

**BATHROOM** Obscure PVC double glazed window to side aspect, three piece bathroom suite comprising close coupled WC, pedestal mounted wash basin, radiator, extractor fan, fully tiled.

**FIRST FLOOR LANDING** Obscure PVC double glazed window to side aspect, loft access with pull down ladder, doors to:-

**BEDROOM ONE** 13' 1" x 10' 10" (3.99m x 3.3m) PVC double glazed window to front aspect, radiator.

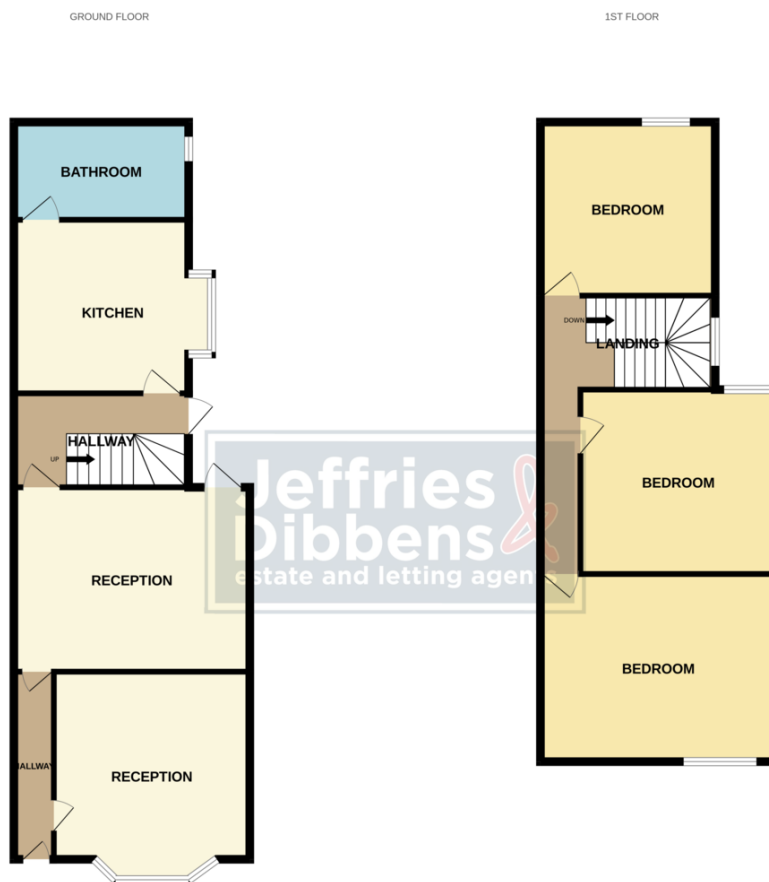
**BEDROOM TWO** 10' 10" x 9' 10" (3.3m x 3m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 11' 5" x 7' 8" (3.48m x 2.34m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 25' (7.62m) approx. Fully enclosed, laid to paving.







Whilst every attempt has been made to ensure the accuracy of the floorplans 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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  
& Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk