

AUCTION GUIDE PRICE

£145,000

20 Winchester Road

Portsmouth, PO2 7PT



18

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure borrowed light window to reception room, door to:-

RECEPTION ROOM 22' 03" x 12' 10" (6.78m x 3.91m) PVC double glazed window to front aspect, glazed window to rear aspect, two radiators, dado rail, door to:-

HALLWAY Glazed window to side aspect, stairs to first floor, radiator, door to wet room, door to kitchen.

WET ROOM 8' 08" x 5' 0" (2.64m x 1.52m) Obscure PVC double glazed window to side aspect, close coupled WC, wall mounted electric shower unit, pedestal mounted wash basin, tiling to principal areas, radiator, extractor.

KITCHEN 11' 08" x 7' 10" (3.56m x 2.39m) PVC double glazed window to rear aspect, door to garden, range of wall and base level units, roll top work surfaces, tiling to principal areas, integral electric oven with gas hob & extractor over, stainless steel sink and drainer unit, space for fridge/freezer, plumbing for washing machine, radiator.

FIRST FLOOR LANDING Loft hatch, PVC double glazed window to side aspect, doors to:-

BEDROOM ONE 12' 11" x 11' 0" (3.94m x 3.35m) PVC double glazed window to front aspect, radiator, built-in wardrobe.

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

BEDROOM THREE 11' 0" x 8' 0" (3.35m x 2.44m) PVC double glazed window to rear aspect, radiator, wall mounted boiler.

GARDEN South facing, summer house at rear, decked area, paved area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, masses and any other items are approximate and the responsibility is placed on any prospective purchaser. This plan is for guidance purposes only and should not be used to rely on 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. Please refer to page 12/13.

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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