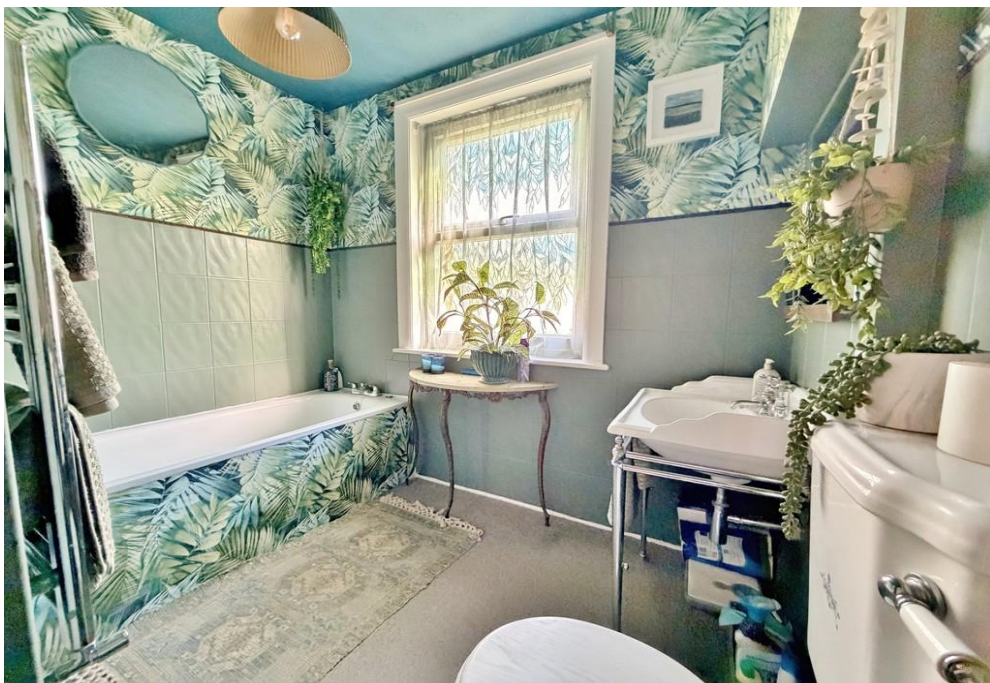


**£239,995**  
**73 Cornwall Road**  
Portsmouth, PO1 5AR

## PROPERTY SUMMARY

Well Presented Throughout! This two double bedroom, terraced property in Cornwall Road, Fratton is offered for sale by Jeffries & Dibbens, Portsmouth. Finished to an exceptional standard, this property must be viewed to be fully appreciated. The accommodation comprises a 19ft modern fitted kitchen/dining room, a 14ft reception room, a downstairs shower room and a sunroom to the rear. Upstairs, you'll find two double bedrooms, with the main bedroom benefitting with an ensuite bathroom. Further benefits include gas central heating, majority double glazing and a fully-enclosed, rear garden complete with a log cabin, currently set up as an outdoor entertainment area with power and lighting. Please contact Jeffries & Dibbens Portsmouth to arrange your internal viewing today! 02392 661 662





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

**HALLWAY** Radiator, stairs to first floor, laminate flooring, door to reception room, under stairs cupboard space, door to kitchen/diner.

**RECEPTION ROOM** 14' 4" into bay narrowing to 12'10" x 9' 5" (4.37m x 2.87m) PVC double glazed bay window to front aspect, double radiator, fitted log burner.

**KITCHEN/DINER** 19' 3" x 8' 4" (5.87m x 2.54m) Windows to side aspect, radiator, door to shower room, range of wall and base units, oak work top surfaces, laminate flooring, integral induction hob, ceramic sink with mixer tap, plumbing for washing machine, two integral electric ovens, tiled splash back, overhead extractor fan, integral fridge/freezer, cupboard housing wall mounted combination boiler, open to extension.

**SHOWER ROOM** Velux window to side aspect, PVC double glazed window to rear aspect, concealed cistern WC, floating wash basin, walk in shower cubicle with rainfall shower, spot lighting, extractor fan, heated towel rail.

**SUN ROOM** 8' 6" x 8' 5" (2.59m x 2.57m) PVC double glazed back door to garden, PVC double glazed windows to rear and side aspect, Velux windows to rear aspect.

**FIRST FLOOR LANDING** PVC double glazed window to rear aspect, doors to bedroom one and bedroom two, inspection hatch.

**BEDROOM ONE** 12' 9" max x 12' 7" max (3.89m x 3.84m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 13' 4" narrowing to 11'11" x 8' 5" (4.06m x 2.57m) PVC double glazed window to side aspect, radiator, door to ensuite.

**ENSUITE** Obscure PVC double glazed windows to rear aspect, wash basin, low level WC, bath, stainless steel heated towel rail, tiled to principal areas.

**REAR GARDEN** 8' 6" (2.59m) approx. Fully enclosed, paved, access to log cabin, outside tap.

**LOG CABIN** 8' 11" max x 8' 10" max (2.72m x 2.69m) Power and light.





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             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 62 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 & 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