£219,995

27 Liverpool Road

Portsmouth, PO1 5DY

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this well presented, terraced house located in Liverpool Road, Fratton. The property offers two reception rooms, a modern-fitted upstairs bathroom and a 10' modern-fitted kitchen. Further benefits include gas central heating, double glazing and a 31', fully enclosed, rear garden. Contact our Portsmouth branch today to arrange your viewing! 023 92 661 662

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1

2

PVC DOUBLE GLAZED FRONT DOOR

INNER PORCH Door to.

RECEPTION ROOM ONE 13' x 9' 7" (3.96m x 2.92m) PVC double glazed window to front aspect, radiator, door to inner lobby, opening to reception room two, under stairs storage area.

INNER LOBBY Stairs to first floor, door to reception room two.

RECEPTION ROOM TWO 13' 1" x 10' (3.99m x 3.05m) PVC double glazed window to rear aspect, radiator, door to kitchen.

KITCHEN 10' 9" x 8' 8" (3.28m x 2.64m) PVC double glazed window to side aspect, PVC double glazed door to garden, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted electric oven, gas hob and extractor over, plumbing for washing machine, wall mounted combination boiler, tiled to principal areas, space for low level fridge and freezer, inspection hatch.

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

BEDROOM ONE 13' max narrowing to 12'5" x 9' 7" narrowing to 7'8" into wardrobe (3.96m x 2.92m) PVC double glazed window to front aspect, radiator, range of built in wardrobes and storage.

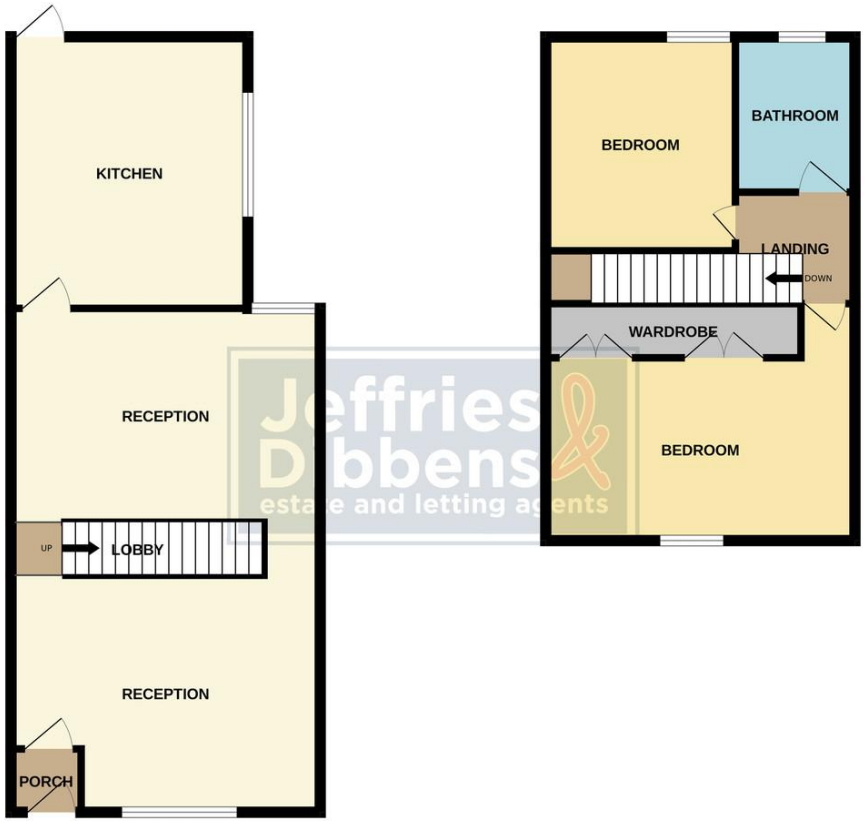
BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, three piece bathroom suite comprising panel bath and shower over, vanity unit, close coupled WC, fully tiled, extractor.

BEDROOM TWO 10' 1" x 8' (3.07m x 2.44m) PVC double glazed window to rear aspect, radiator, storage area.

REAR GARDEN 31' (9.45m) Fully paved, outside tap.

GROUND FLOOR

1ST FLOOR



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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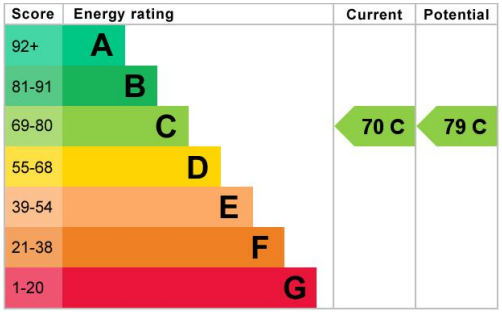
LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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

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