

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Guildford Road, Fratton. Accommodation comprises two reception rooms, a 10ft fitted kitchen, an upstairs shower room, three bedrooms, plus an en-suite shower room to the master bedroom. Additional benefits include double glazing, gas central heating and a 37ft enclosed rear garden. We feel this property is ideally suited to first time buyers and investors alike. Contact our Portsmouth office to arrange your viewing, open late! 02392 661 662

















OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, obscure door to garden, stairs to first floor, under stairs storage, door to reception room one, door to reception room two.

RECEPTION ROOM ONE 15' into bay and recess x 10' 9" (4.57m x 3.28m) PVC double glazed bay window to front aspect, radiator, wood laminate flooring, cupboard housing meters.

RECEPTION ROOM TWO 10' 5" x 9' 10" (3.18m x 3m) PVC double glazed window to side aspect, radiator, laminate wood flooring, door to.

KITCHEN 10' 5" x 9' 11" (3.18m x 3.02m) PVC double glazed window to side aspect, PVC double glazed window to rear aspect, obscure double glazed door to garden, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for gas cooker, plumbing for washing machine, space for fridge/freezer, tiled to principal areas, radiator, wall mounted 'Worcester' combination boiler.

FIRST FLOOR LANDING Doors to.

BEDROOM ONE 14' x 11' 4" max (4.27m x 3.45m) PVC double glazed window to front aspect, radiator, door to ensuite shower room.

ENSUITE SHOW ER ROOM Close coupled WC, vanity unit, walk in shower cubicle, tiled to principal areas, chrome heated towel rail.

SHOWER ROOM PVC double glazed window to rear aspect, radiator, vanity unit, close coupled WC, walk in shower cubicle with electric shower unit, tiled to principal areas, extractor, loft hatch.

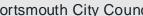
BEDROOM TWO 12' 1" max x 10' (3.68m x 3.05m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

BEDROOM THREE 10' 4" x 7' 1" (3.15m x 2.16m) PVC double glazed window to side aspect.

REAR GARDEN 37' 9" (11.51m) Patio area, mature shrub borders, outside tap.

GROUND FLOOR 1ST FLOOR





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 ${\bf Money\,Laundering}$, ${\bf Terrorist\,Finan\,cing}$ and ${\bf Transfer}$ of ${\bf Funds}$ (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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