



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

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

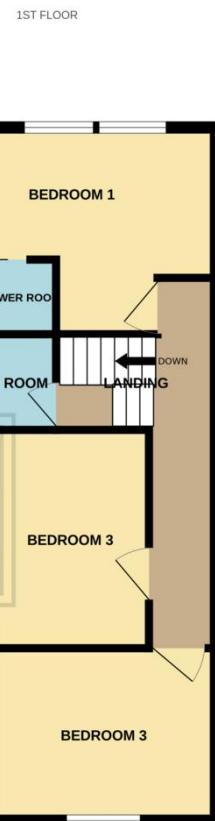
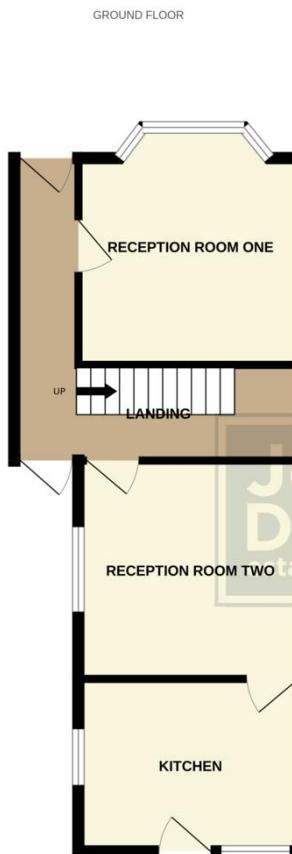
SHOWER ROOM PVC double glazed window to rear aspect, radiator, vanity unit, close coupled WC, walk in shower cubicle with electric shower unit, tiled to principal areas, extractor, loft hatch.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no guarantee can be given against any 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 condition can therefore be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 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.



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