

**£219,995**  
**39 Brookfield Road**  
Portsmouth, PO1 5HZ



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer this two double bedroom, terraced property located in Brookfield Road, Fratton. Accommodation comprises a 19ft reception room, a fitted kitchen, a separate reception room and a downstairs W.C/utility room. The first floor consists of two double bedrooms and a modern-fitted bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





## **DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Stairs to first floor, tiled flooring, radiator, storage cupboard, double glazed door to garden, doors to.

**RECEPTION ROOM ONE** 19' 9" x 10' max (6.02m x 3.05m) Double glazed window to front aspect, double glazed window to rear aspect, cupboard housing gas meter, wall mounted electric meter and consumer unit, laminate flooring, two radiators.

**KITCHEN** 10' 10" into bay x 7' 11" (3.3m x 2.41m) Bay window to side aspect, range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven and hob, space for fridge/freezer, tiled to principal areas, wall mounted 'Worcester' boiler, tiled flooring, door to.

**RECEPTION ROOM TWO** 9' x 6' 5" (2.74m x 1.96m) Double glazed windows to side and rear aspect, tiled flooring, door to WC.

**WC** Window to side aspect, plumbing for washing machine, close coupled WC, laminate flooring, door to garden.

**FIRST FLOOR LANDING** Window to side aspect, loft access, doors to.

**BEDROOM ONE** 10' 3" x 9' 5" (3.12m x 2.87m) Double glazed window to rear aspect, cupboard, radiator.

**BEDROOM TWO** 10' 3" x 9' 5" (3.12m x 2.87m) Double glazed window to rear aspect, cupboard, radiator.

**BATHROOM** 8' 11" x 6' 9" (2.72m x 2.06m) Double glazed obscure window to rear aspect, tiled to principal areas, close coupled WC, stainless steel heated towel rail, bath with rainfall shower.

**REAR GARDEN** Fully paved.





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		82 B
69-80	C	76 C	
55-68	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.

**Jeffries & Dibbens**  
estate and letting agents

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