



£219,995
13 Bettesworth Road
Portsmouth, PO1 5RG

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two bedroom, mid-terraced property located in Bettsworth Road, Fratton. Accommodation comprises two reception rooms, an 11ft modern fitted kitchen, an upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and a fully enclosed rear garden. We feel this property is ideally suited to first time buyers and investors alike, so contact our Portsmouth branch now to arrange your viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 13' 7" into recess x 10' 5" (4.14m x 3.18m) PVC double glazed window to front aspect, laminate flooring, radiator, fridge/freezer, under stairs storage cupboard, obscure borrowed light window to reception room two, door to.

RECEPTION ROOM TWO 13' 8" x 10' 7" (4.17m x 3.23m) Stairs to first floor, PVC double glazed window to rear aspect, radiator, door to.

KITCHEN 11' 7" x 9' 2" (3.53m x 2.79m) PVC double glazed window to rear aspect, PVC double glazed window to side aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, tiled to principal areas, tiled flooring, 1 1/2 stainless steel sink and drainer unit with mixer tap over, space for electric cooker with extractor over, plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler, spot lighting, radiator.

FIRST FLOOR LANDING Radiator, loft hatch, doors to.

BEDROOM ONE 13' 7" into recess x 10' 4" (4.14m x 3.15m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

BEDROOM TWO PVC double glazed window to rear aspect, radiator.

BATHROOM 7' 7" x 5' 8" (2.31m x 1.73m) Obscure PVC double glazed window to rear aspect, heated towel rail, low level WC, panel enclosed bath with electric shower over, pedestal mounted wash basin, tiled to principal areas, tiled flooring, spot lighting.

REAR GARDEN Mainly laid to lawn with patio and shingle areas, flower borders.



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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 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

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