

**£290,000**  
**116 Jubilee Road**  
Southsea, PO4 0JE

WELL PRESENTED THREE BEDROOM HOME WITH NO FORWARD CHAIN! This bay & forecourt property is situated on Jubilee Road, a popular residential location in the heart of Southsea. Offered to the market with no forward chain, the accommodation briefly comprises; entrance hall, separate living room and a 24ft (approx.) kitchen/dining room on the ground floor, with three generously sized bedrooms and an upstairs family bathroom suite. An enclosed, low maintenance garden can be found to the rear of the home. Additional benefits include double glazing and gas central heating. We highly advise an internal viewing at your earliest convenience.







**ENTRANCE** Double glazed front door leading to:-

**HALLWAY** Stairs leading to first floor landing, laminate flooring, double glazed door leading to side, doors leading to:-

**LIVING ROOM** 13' 2" x 9' 10" (4.03m x 3.00m) Double glazed bay window to front aspect, radiator, carpeted, electric fireplace.

**KITCHEN/DINING ROOM** 24' 3" x 8' 10" (7.41m x 2.71m)

**KITCHEN AREA** Double glazed window to side aspect, double glazed door leading to rear garden, modern fitted kitchen comprising wall and base units, roll top work surfaces, integrated double oven and five ring gas hob with extractor hood over, integrated dishwasher, fridge, freezer and washing machine, tiled to principal areas, tiled flooring.

**DINING AREA** Double glazed window to side aspect, radiator, under stairs storage cupboard.

**FIRST FLOOR LANDING** Access to loft, doors leading to:-

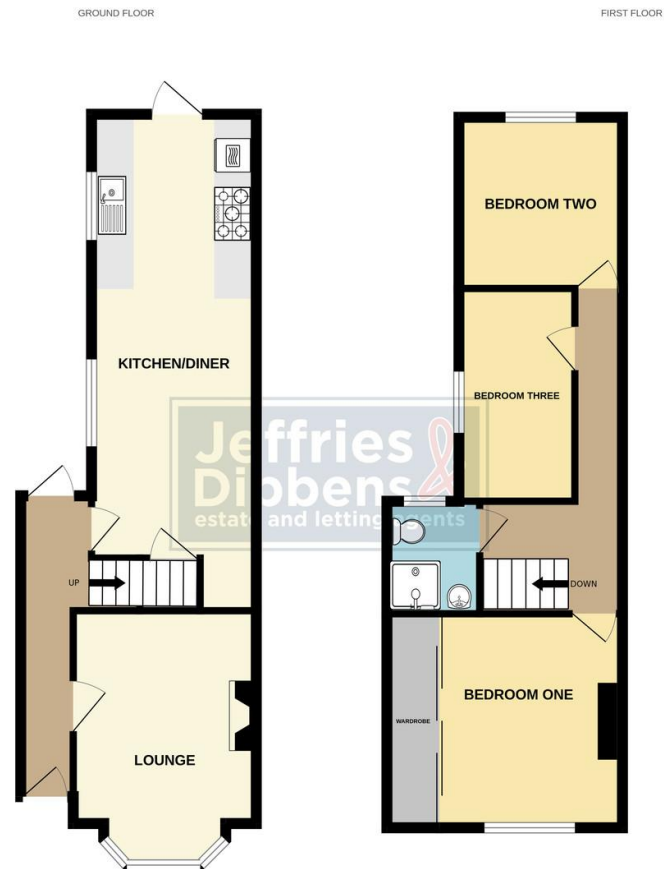
**SHOWER ROOM** 5' 5" x 4' 11" (1.66m x 1.52m) Double glazed window to side aspect, modern fitted suite comprising enclosed shower cubicle with electric shower over, low level WC, vanity wash hand basin with storage cupboard under, heated towel rail, vinyl flooring, tiled to principal areas.

**BEDROOM ONE** 13' 1" x 11' 5" (3.99m x 3.49m) Double glazed window to front aspect, radiator, range of fitted mirror fronted wardrobes, carpeted.

**BEDROOM TWO** 9' 2" x 8' 11" (2.81m x 2.73m) Double glazed window to rear aspect, radiator, carpeted.

**BEDROOM THREE** Double glazed window to side aspect, radiator, carpeted.

**GARDEN** 23' 7" (7.19m) Laid to paving, enclosed by brick walls and wooden fencing.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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