



£215,000
103 Jervis Road
Portsmouth, PO2 8PR

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to welcome to the market this two bedroom, mid-terraced property located in Jervis Road, Stamshaw. Well presented throughout, the accommodation on offer comprises two reception rooms, an 8ft modern fitted kitchen, an upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and a 29ft south facing garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-

HALLWAY Stairs to first floor, door to reception room one, opening to reception room two, wall mounted gas meter.

RECEPTION ROOM ONE 12' 10" into bay and recess x 8' 10" (3.91m x 2.69m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard housing electric meter and consumer unit, door to kitchen.

RECEPTION ROOM TWO 12' 01" into recess x 10' 0" (3.68m x 3.05m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard housing electric meter and consumer unit, door to kitchen.

KITCHEN 8' 10" x 7' 11" (2.69m x 2.41m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, space for cooker, tiled to principle areas, doorway to:-

LOBBY Obscure PVC double glazed door to garden, space for fridge/freezer, roll top work surfaces, plumbing for washing machine.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 12' 0" x 10' 0" into recess (3.66m x 3.05m) PVC double glazed window to front aspect, radiator, original cast iron feature fireplace.

BEDROOM TWO 9' 11" x 6' 0" (3.02m x 1.83m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, panelled bath with mains shower over, pedestal mounted wash basin, close coupled WC, tiled to principle areas, chrome heated towel radiator, built in storage cupboard.

GARDEN 29' 07" x 12' 11" (9.02m x 3.94m) South Facing, mainly laid to paving with lawn area, storage shed with power, outside tap.





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 misstatement. 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		
69-80	C		79 C
55-68	D	58 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
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