



**£325,000**  
**118 Beresford Road**  
Portsmouth, PO2 0NQ

## PROPERTY SUMMARY

Jeffries & Dibbens are thrilled to bring to the market this four bedroom, mid-terraced property located in Beresford Road, North End. The substantial accommodation on offer to the ground floor comprises a 16ft reception room, a 12ft fitted kitchen with an additional lean-to, a WC, plus a further 22ft reception room with doors leading out to the 34ft rear garden. The first floor offers three bedrooms and a modern fitted family bathroom, with stairs leading to the second floor where the 19ft master bedroom can be found. Additional benefits include majority double glazing, gas central heating and original features. Contact our Portsmouth branch to arrange your viewings, open late! 02392 661 662





**PVC DOUBLE GLAZED DOOR TO**

**PORCH** Obscure hard wood front door to:-

**HALLWAY** Radiator, dado rail, stairs to first floor, under stairs storage cupboard, wood laminate flooring, door to WC, door to reception room one, door to reception room two, door to kitchen.

**RECEPTION ROOM ONE** 16' 0" into bay x 10' 07" into recess (4.88m x 3.23m) Double glazed sash bay window to front aspect, radiator, original wooden floorboards, picture rail, original ceiling rose, built in storage cupboard, original cast iron feature fireplace with tiled surround and hearth.

**KITCHEN** 12' 07" x 8' 02" (3.84m x 2.49m) Glazed window to rear aspect, glazed door to lean-to, range of wall and base units, tiled work surfaces, tiled to principle areas, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integral electric oven and five ring gas hob, original built in storage, radiator, breakfast bar, space for under counter fridge.

**LEAN - TO** Glazed door to garden, tiled flooring, polycarbonate roof, plumbing for washing machine, space for fridge/freezer.

**WC** Close coupled WC, fitted wash basin, radiator, tiled flooring, extractor.

**RECEPTION ROOM TWO** 22' 06" x 10' maximum (6.86m x 3.05m) Two PVC double glazed windows to rear aspect, PVC double glazed doors to garden, parquet flooring, radiator, original cast iron feature fireplace, original built in storage cupboard and display unit, original ceiling rose.

**FIRST FLOOR LANDING** Stairs to second floor, dado rail, doors to:-

**BEDROOM TWO** 16' 0" into bay x 12' 10" (4.88m x 3.91m) Double glazed sash bay window to front aspect, original built in storage cupboard, radiator.

**BEDROOM THREE** 11' 01" x 8' 03" (3.38m x 2.51m) PVC double glazed window to rear aspect, laminate flooring, radiator, original built in storage cupboard.

**BEDROOM FOUR** 10' 09" x 9' 10" (3.28m x 3m) PVC double glazed window to rear aspect, radiator, laminate flooring.

**BATHROOM** 7' 11" x 6' 04" (2.41m x 1.93m) Obscure PVC double glazed window to side aspect, 'Claw Footed' bath with 'rainfall' style shower over, low level WC, wall mounted wash basin, tiled to principle areas, tiled flooring, spot lighting.

**SECOND FLOOR LANDING** Eaves storage, door to:-

**BEDROOM ONE** 19' 08" x 12' 01" narrowing to 9' 02" (5.99m x 3.89m) PVC double glazed window to rear aspect, double glazed Velux window to front aspect, wood laminate flooring, radiator, spot lighting.

**GARDEN** 34' 10" x 14' 06" (10.62m x 4.42m) Mainly laid to lawn with paved areas, flower and tree borders, covered seating area, brick built storage shed.





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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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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