£249,995

38 Emanuel Street

Portsmouth, PO2 7BS

PROPERTY SUMMARY

NO FORWARD CHAIN & OFF-ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this four-bedroom townhouse, situated in Emanuel Street, Buckland. The ground floor accommodation comprises a 13ft reception room and a fitted kitchen. To the first floor, there are two double bedrooms, a separate W.C, and stairs leading to the second floor, where you will find two further bedrooms and a family bathroom. Externally, the property benefits from a courtyard-style patio garden with rear pedestrian access. Additional benefits include double glazing throughout, gas central heating, off-road parking and no forward chain. To fully appreciate all that this property has to offer, please contact Jeffries & Dibbens on 02392 661 662. Our phone lines are open until 8pm on weekdays.

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PVC DOUBE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Stairs to first floor, under stairs cupboard, radiator, door to reception room one, kitchen, laminate flooring.

RECEPTION ROOM ONE 14' 9" maximum x 9' 7" (4.5m x 2.92m) PVC double glazed window to front aspect, radiator, storage cupboard, laminate flooring.

KITCHEN PVC double glazed window to rear aspect, PVC double glazed back door to garden, range of wall and base units, stainless steel sink with mixer tap, space for fridge/freezer, gas cooker point, plumbing for washing machine, fitted larder cupboard.

FIRST FLOOR LANDING Door to bedroom one and two, WC, stairs to second floor, radiator.

BEDROOM ONE 14' 8" x 12' 9" (4.47m x 3.89m) Two PVC double glazed windows to front aspect , fitted storage, radiator, laminate flooring.

BEDROOM FOUR 12' 8" x 8' (3.86m x 2.44m) Two PVC double glazed windows to rear aspect, radiator, laminate flooring.

WC Pedestal wash basin, tiled flooring, tiled throughout close coupled WC.

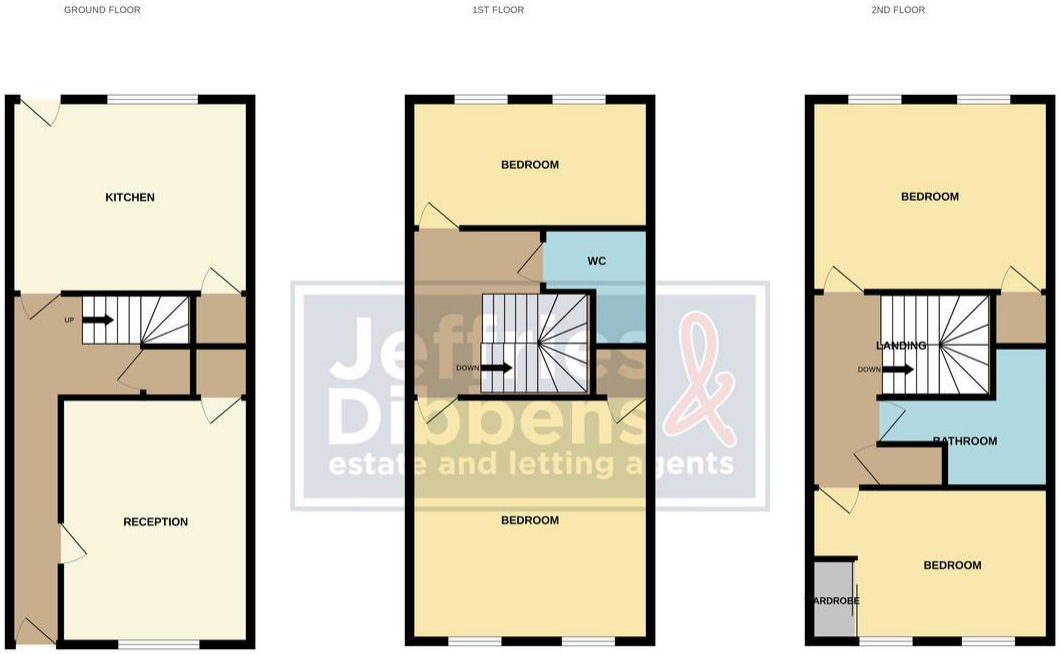
SECOND FLOOR Skylight, doors to bedroom three, bedroom two and bathroom, airing cupboard.

BEDROOM THREE 12' 8" x 9' 1" plus cupboard depth (3.86m x 2.77m) Two PVC double glazed windows to rear aspect, radiator, two fitted storage cupboards.

BEDROOM TWO 12' 8" x 9' 4" (3.86m x 2.84m) Two PVC double glazed windows to front aspect, laminate flooring, fitted wardrobes.

BATHROOM Skylight, pedestal wash basin, tiled flooring, tiled throughout, bath, close coupled WC, radiator.

GARDEN 16ft' (4.88m) Courtyard patio garden, rear pedestrian access.



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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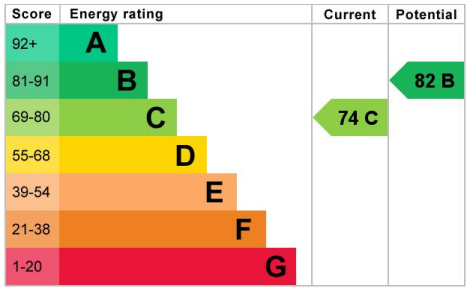
LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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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