



**£285,000**  
**72 Guildford Road**  
Portsmouth, PO1 5HX

## PROPERTY SUMMARY

22' x 13' GARAGE! Jeffries & Dibbens are delighted to offer for sale this three bedroom, mid-terraced property located in Guildford Road, Fratton. Offered with no forward chain, the spacious accommodation to the ground floor comprises three reception rooms, an 11ft modern fitted kitchen, a utility room, plus a WC. The first floor offers three bedrooms plus a fitted shower room. Additional benefits include double glazing, gas central heating and an enclosed, west facing rear garden. The property also boasts an impressive, 22ft garage at the rear with power & light! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





#### **OBSCURE GLAZED HARDWOOD FRONT DOOR**

**HALLWAY** Radiator, stairs to first floor, under stairs storage cupboard housing wall mounted 'Glow-Worm' combination boiler (newly fitted 2025), cupboard housing electric meter and consumer unit, door to reception room one and reception room two, door to reception room three.

**RECEPTION ROOM ONE** 14' 1" into bay x 9' 4" into recess (4.29m x 2.84m) PVC double glazed bay window to front aspect, original feature fireplace with tiled surround, radiator.

**RECEPTION ROOM TWO** 11' 6" x 9' 6" into recess (3.51m x 2.9m) PVC double glazed window to rear aspect, radiator.

**RECEPTION ROOM THREE** 12' 1" x 7' 6" (3.68m x 2.29m) PVC double glazed window to side aspect, radiator, door to.

**KITCHEN** 11' 9" x 7' (3.58m x 2.13m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, space for cooker with extractor hood over, tiled to principal areas, door to.

**UTILITY ROOM** PVC double glazed window to rear aspect, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, radiator, door to WC, obscure glazed hardwood door to garden.

**WC** Obscure PVC double glazed window to rear aspect, low level WC, wall mounted wash basin, tiled to principal areas.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, loft hatch, doors to.

**BEDROOM ONE** 12' 8" into recess x 11' 5" (3.86m x 3.48m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 11' 5" x 9' 6" into recess (3.48m x 2.9m) PVC double glazed window to rear aspect, radiator.

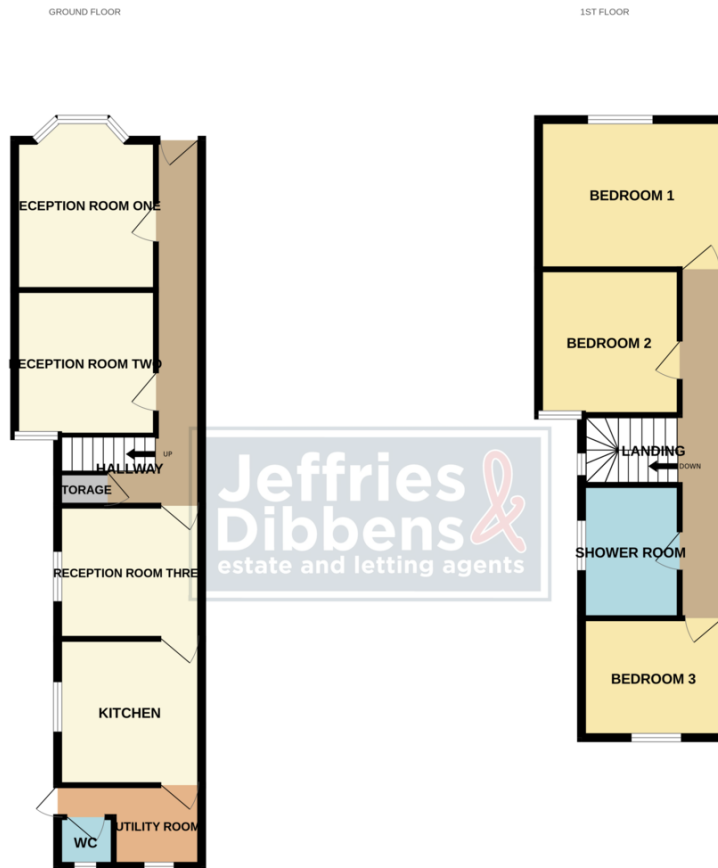
**SHOWER ROOM** Obscure PVC double glazed window to side aspect, walk in shower cubicle with mains shower, pedestal mounted wash basin, close coupled WC, heated towel rail, tiled to principal areas, extractor.

**BEDROOM THREE** 9' 6" x 7' (2.9m x 2.13m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** West facing, mainly laid to lawn, paved areas, door to garage.

**GARAGE** 22' 3" x 13' 1" at widest point (6.78m x 3.99m) Power and light, electric roller door, access at rear.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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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