



Jeffries & Dibbens
estate and letting agents

2 hours
P No return to zone
within 4 hours
FD Zone Permit Holders
Exempt

£235,000
90 Cardiff Road
Portsmouth, PO2 8BN

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, mid-terraced property located in Cardiff Road, North End. Well presented throughout, the accommodation on offer comprises a 26ft reception room, a 12ft fitted kitchen, a lean-to conservatory, an upstairs bathroom, plus three bedrooms. Additional benefits include majority double glazing, gas central heating, plus an enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 662 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-

HALLWAY Dado rail, radiator, door to reception room, stairs to first floor, under stairs storage cupboard, door to kitchen.

RECEPTION ROOM 26' 03" into bay x 9' 08" narrowing to 7' 07" (8m x 2.92m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, two radiators.

KITCHEN 12' 02" x 9' 09" (3.71m x 2.97m) Obscure glazed windows to rear aspect, glazed door to lean-to conservatory, range of wall and base units, roll top work surfaces, space for cooker with extractor hood over, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, tiled to principle areas, space for fridge/freezer, breakfast bar, radiator.

LEAN -TO CONSERVATORY 10' 00" x 6' 01" (3.05m x 1.85m) PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, plumbing for washing machine, space for tumble dryer, elevated plastic sink with mixer tap, obscure glazed window to side aspect, polycarbonate roof.

FIRST FLOOR LANDING Loft hatch, dado rail, doors to:-

BEDROOM ONE 13' 0" x 12' 01" into recess (3.96m x 3.68m) Two PVC double glazed windows to front aspect, two radiators.

BEDROOM TWO 12' 05" x 9' 09" (3.78m x 2.97m) PVC double glazed window to rear aspect, radiator, built in airing cupboard housing 'Glow-worm' boiler and immersion tank.

BEDROOM THREE 10' 10" x 7' 07" (3.3m x 2.31m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, panelled bath with electric shower unit over, tiled walls, radiator.

GARDEN Mainly laid to concrete with raised tree borders, storage shed, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only. No 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	66 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
& Dibbens**
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