



**£189,995**  
**56 Cyprus Road**  
Portsmouth, PO2 7QA

## PROPERTY SUMMARY

NO FORWARD CHAIN!! Jeffries & Dibbens are delighted to offer for sale this two bedroom terraced house located in Cyprus Road, Portsmouth. Accommodation comprises two bedrooms and a fitted bathroom to the first floor. The ground floor boasts two reception rooms measuring 12ft each and a 10ft fitted kitchen. Additional benefits include gas central heating, double glazing and a 31ft south-facing rear garden. Contact our Portsmouth branch today to arrange your viewing! 023 92 661 662





### **OBSCURE PVC DOUBLE GLAZED DOOR TO**

**PORCH** Door to reception room one.

**RECEPTION ROOM ONE** 12' x 10' 04" (3.66m x 3.15m) PVC double glazed window to front aspect, radiator, spot lighting, opening to stairs, opening to reception room two.

**RECEPTION ROOM TWO** 12' x 10' 05" (3.66m x 3.18m) PVC double glazed window to rear aspect, radiator, storage cupboard, spot lighting, leading to kitchen.

**KITCHEN** 10' x 6' 08" (3.05m x 2.03m) Obscure PVC double glazed door to garden, PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for washing machine, tiled to principle areas, electric hob and oven with extractor hood, wall mounted 'Ideal' combination boiler.

**GARDEN** 31ft' (9.45m) South facing, storage cupboard.

**FIRST FLOOR LANDING** Doors to all rooms, loft hatch,

**BEDROOM ONE** 12' 02" x 10' 04" (3.71m x 3.15m) PVC double glazed window to front aspect, radiator, spot lighting, storage cupboard, dark wood laminate flooring.

**BEDROOM TWO** 10' 06" x 6' 02" (3.2m x 1.88m) PVC double glazed window to rear aspect, radiator, dark wood laminate flooring, storage cupboard.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panelled bathtub, overhead shower, tiled to all areas, stainless steel heated towel rail, fitted storage cupboard.



GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix 02026

**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		86 B
69-80	C	70 C	
55-68	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.



**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk