

£239,995
65 Tipner Road
Portsmouth, PO2 8QP

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Tipner Road, Tipner. Accommodation comprises a 23ft reception room, a fitted kitchen and a downstairs bathroom. The first floor consists of three bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE COMPOSITE FRONT DOOR TO RECEPTION ROOM ONE

RECEPTION ROOM ONE 23' 11" into bay x 13' 0" (7.29m x 3.96m) PVC double glazed bay window to front aspect, double radiator, stairs to first floor, door to kitchen, PVC double glazed window to rear aspect laminate flooring.

KITCHEN 9' 9" x 9' 4" (2.97m x 2.84m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, wall mounted combination boiler, 1 1/2 bowl resin sink, with mixer tap and drainer unit, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, cooker, glass splash back, open to hallway.

HALLWAY Radiator, obscure PVC double glazed back door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to side aspect and to rear aspect, close coupled WC, tiled flooring, stainless steel heated towel radiator, bath with shower attachment, float wash basin, radiator, tiled to principle areas, extractor fan.

FIRST FLOOR LANDING Door to bedroom one, two and bedroom three, radiator, inspection hatch.

BEDROOM ONE 13' maximum x 10' 9" maximum (3.96m x 3.28m) PVC double glazed window to front aspect, radiator, laminate flooring.

BEDROOM TWO 9' 5" x 9' 4" (2.87m x 2.84m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM THREE 10' 3" maximum x 7' 0" (3.12m x 2.13m) PVC double glazed window to rear aspect, radiator.

GARDEN 25ft' (7.62m) South facing, fully enclosed, deck area, outside tap.





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		81 B
69-80	C	69 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.

**Jeffries
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estate and letting agents

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