

£224,995

82 Clive Road

Portsmouth, PO1 5JP

PROPERTY SUMMARY

SOUTH-FACING GARDEN & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this three-bedroom mid-terraced bay and forecourt house located in Clive Road, Fratton. The ground floor accommodation comprises a 16ft living room, an 11ft dining room, a 13ft kitchen and a bathroom. To the first floor are three bedrooms. Externally, the property benefits from a 19ft south-facing garden. Additional benefits include double glazing, gas central heating and no forward chain. For further information or to arrange a viewing, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.

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WHITE COMPOSITE FRONT DOOR

LIVING ROOM 16' 01" x 12' 05" (4.9m x 3.78m) Obscure PVC double glazed bay window to front aspect, two radiators, feature fireplace, stairs to first floor landing, open to hallway.

HALLWAY Radiator, doors to kitchen and dining room.

DINING ROOM 11' 00" x 8' 00" (3.35m x 2.44m) PVC double glazed window to rear aspect, radiator.

KITCHEN 13' 05" x 06' 08" (4.09m x 2.03m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, space for plumbing for washing machine, space for dishwasher, space for fridge/freezer, integrated oven with induction hob and overhead extractor fan, cupboard housing wall mounted combination boiler, door to bathroom, obscure PVC double glazed door to garden.

BATHROOM Obscure PVC double glazed window to rear aspect, heated towel rail, close coupled WC, wash basin with mixer tap and vanity unit, tiled bath with electric shower, tiled walls and flooring, extractor fan.

FIRST FLOOR LANDING Radiator, loft access, doors to all rooms,

BEDROOM ONE 10' 06" x 12' 01" (3.2m x 3.68m) PVC double glazed window to front aspect, radiator, built in cupboard.

BEDROOM TWO 11' 02" x 08' 04" (3.4m x 2.54m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 09' 10" x 06' 09" (3m x 2.06m) PVC double glazed window to rear aspect, radiator.

GARDEN 19' 08" x 09' 06" (5.99m x 2.9m) South facing, mainly paved.

GROUND FLOOR



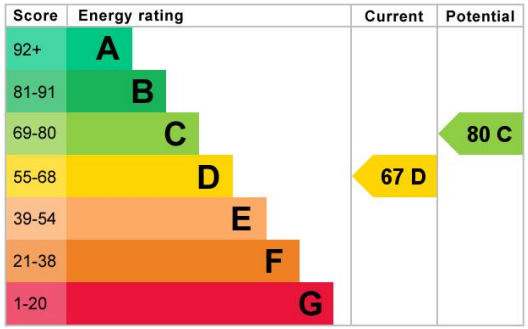
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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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