

£205,000

112 Guildford Road

Portsmouth, PO1 5EB

PROPERTY SUMMARY

NO FORWARD CHAIN & WELL PRESENTED THROUGHOUT!! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property located in Guildford Road, Fratton. Suitable for first time and investment buyers, this property offers a selection of benefits. Ground floor accommodation comprises two reception rooms and a 12ft modern-fitted kitchen. The first floor consists of two bedrooms and a fitted bathroom. Additional benefits include gas central heating, double glazing throughout and a south westerly-facing garden, with rear pedestrian access. To appreciate all that is on offer, please contact our Portsmouth branch to arrange an internal viewing today! 02392 661 662

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PVC DOUBLE GLAZED FRONT DOOR

PORCH Leads to reception room one.

RECEPTION ROOM ONE 12' 01" x 10' 05" (3.68m x 3.18m) PVC double glazed window to front aspect, radiator, laminate flooring, electric mains, door to reception room two.

RECEPTION ROOM TWO 12' 01" x 11' 01" (3.68m x 3.38m) PVC double glazed window to rear aspect, stairs to first floor, radiator, laminate flooring, under stairs storage cupboard, door to kitchen.

KITCHEN 12' 04" x 7' 11" (3.76m x 2.41m) Obscure PVC double glazed door to side aspect, PVC double glazed window to rear aspect and to side aspect, radiator, range of wall and base units, square edge surfaces, tiled to principle areas, space for washing machine, integral fridge/freezer, electric hob and oven, stainless steel extractor hood, cupboard housing wall mounted combination boiler, spot lighting.

FIRST FLOOR LANDING Door to bedroom one, bathroom and bedroom two.

BEDROOM ONE 12' 01" x 10' 04" (3.68m x 3.15m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, panelled bath and overhead shower, vanity unit and storage cupboard mixer tap, stainless steel heated towel rail.

BEDROOM TWO 10’ 05" x 6' 10" (3.18m x 2.08m) PVC double glazed window to rear aspect, radiator, storage cupboard.

GARDEN 43' 10" (13.36m) Fully paved, south/westerly facing, rear pedestrian access, outside tap.

GROUND FLOOR

1ST FLOOR



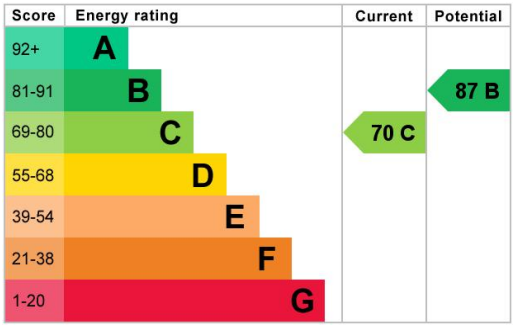
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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

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