


Jeffries & Dibbens
FOR SALE
023 9266 1662
jda.co.uk

102

£225,000
104 Emsworth Road
Portsmouth, PO2 0BS

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this two double bedroom, mid-terraced property located in Emsworth Road, North End. Well presented throughout, the accommodation comprises an 11ft reception room, an impressive 25ft modern fitted kitchen/diner, a four piece family bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a 34ft enclosed rear garden. Ideally suited to first time buyers and investors alike, contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE HARDWOOD FRONT DOOR

HALLWAY Column radiator, laminate flooring, stairs to first floor, doorway to reception room one, doorway to kitchen/diner.

RECEPTION ROOM ONE 11' 1" into recess and excluding bay x 9' (3.38m x 2.74m) PVC double glazed bay window to front aspect, feature fireplace, radiator, picture rail.

KITCHEN/DINER 12' into recess narrowing to 7'10" x 25' 9" narrowing to 8'10" (3.66m x 7.85m) PVC double glazed window to rear aspect, PVC double glazed window to side aspect, laminate flooring, under stairs storage cupboard, column style radiator, range of wall and base units, square edge work surfaces, integral electric oven with gas hob and extractor over, sink with mixer tap over, integral dishwasher, plumbing for washing machine, space for fridge/freezer, cupboard housing 'Baxi' combination boiler, spot lights, PVC double glazed stable door to garden, loft hatch.

BATHROOM Obscure PVC double glazed window to rear aspect, panel enclosed bath, pedestal mounted wash basin, close coupled WC, radiator, obscure PVC double glazed window to side aspect, walk in shower cubicle with electric shower unit over, tiled to principal areas, extractor.

FIRST FLOOR LANDING Loft hatch, doors to.

BEDROOM ONE 12' 1" x 9' 8" excluding wardrobe" (3.68m x 2.95m) PVC double glazed window to front aspect, column radiator, built in wardrobe.

BEDROOM TWO 12' 1" into recess x 8' 10" (3.68m x 2.69m) PVC double glazed window to rear aspect, column radiator, built in storage cupboard, picture rail.

REAR GARDEN 31' 10" (9.7m) Mainly laid to artificial grass, paved area, raised decked area to rear.





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 | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 67 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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