

Jeffries & Dibbens
estate and letting agents

£205,000

188 Guildford Road

Portsmouth, PO1 5BE

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced house located in Guildford Road, Fratton. Accommodation comprises two reception rooms, an 11ft fitted kitchen, a four-piece downstairs bathroom and two double bedrooms. Additional benefits include double glazing throughout, gas central heating & a 29ft west-facing garden. Contact our Portsmouth branch today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room one.

RECEPTION ROOM ONE 13' 6" x 12' 6" (4.11m x 3.81m) PVC double glazed window to front aspect, radiator, cupboards housing gas and electric meters, oak wood flooring, stairs to first floor landing, doors to reception room two and kitchen.

RECEPTION ROOM TWO 10' 4" x 9' (3.15m x 2.74m) PVC double glazed window to rear aspect, radiator.

KITCHEN 11' 6" x 7' 10" (3.51m x 2.39m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, space for fridge/freezer, space for cooker, plumbing for washing machine, stainless steel sink with mixer tap and drainer unit, wall mounted combination boiler, PVC double glazed door to garden, tiled to principal areas, tiled flooring, door to bathroom.

BATHROOM 7' 7" x 6' 9" (2.31m x 2.06m) Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin, wooden panelled bath, shower cubicle with mains powered shower, radiator, tiled to principal areas, tiled flooring.

FIRST FLOOR LANDING Doors to bedroom one and two.

BEDROOM ONE 12' 8" x 10' 5" (3.86m x 3.18m) PVC double glazed window to front aspect, radiator, built in cupboard.

BEDROOM TWO 12' 9" x 10' 4" (3.89m x 3.15m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 29' 10" x 13' 6" (9.09m x 4.11m) West facing, mainly laid to patio.

GROUND FLOOR

1ST FLOOR



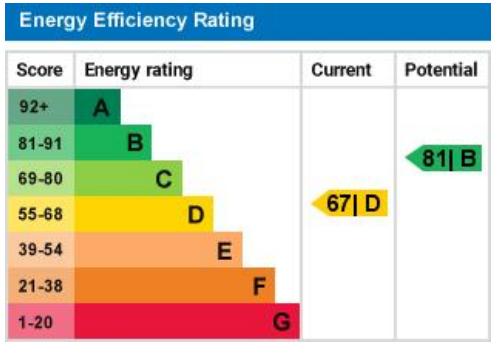
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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