

£209,995

20 Highgate Road

Portsmouth, PO3 5AS

PROPERTY SUMMARY

NO FORWARD CHAIN. Jeffries & Dibbens are delighted be to chosen to market this two double bedroom, terraced property located in Highgate Road, Copnor. Accomodation comprises two receptions rooms, 11ft fitted kitchen, upstairs family bathroom and two double bedrooms. Additional benefits include gas central heating, double glazing and a 23ft west facing, fully enclosed rear garden. To appreciate all that is on offer, contact Jeffries & Dibbens today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Leads to reception room one, obscure PVC double glazed door to rear aspect, stairs to first floor landing, doors to reception room two.

RECEPTION ROOM ONE 14' 07 into bay" x 10' 04" (4.44m x 3.15m) PVC double glazed bay window to front aspect, radiator, gas fire place.

RECEPTION ROOM TWO 10' 11" x 08' 11" (3.33m x 2.72m) Obscure PVC double glazed window to side aspect, radiator, leading to kitchen.

KITCHEN 11' 00" x 8' 11" (3.35m x 2.72m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, tiled to principle areas, gas hob, stainless steel extractor hood, integral gas oven, plumbing for washing machine, space for fridge/freezer, wall mounted vaillant combination boiler, stainless steel sink and drainer unit with hot and cold tap.

FIRST FLOOR LANDING Loft hatch, door to bedroom one, two and the bathroom.

BEDROOM ONE 13' 08" x 11' 04" (4.17m x 3.45m) PVC double glazed window to front aspect, radiator, vanity unit.

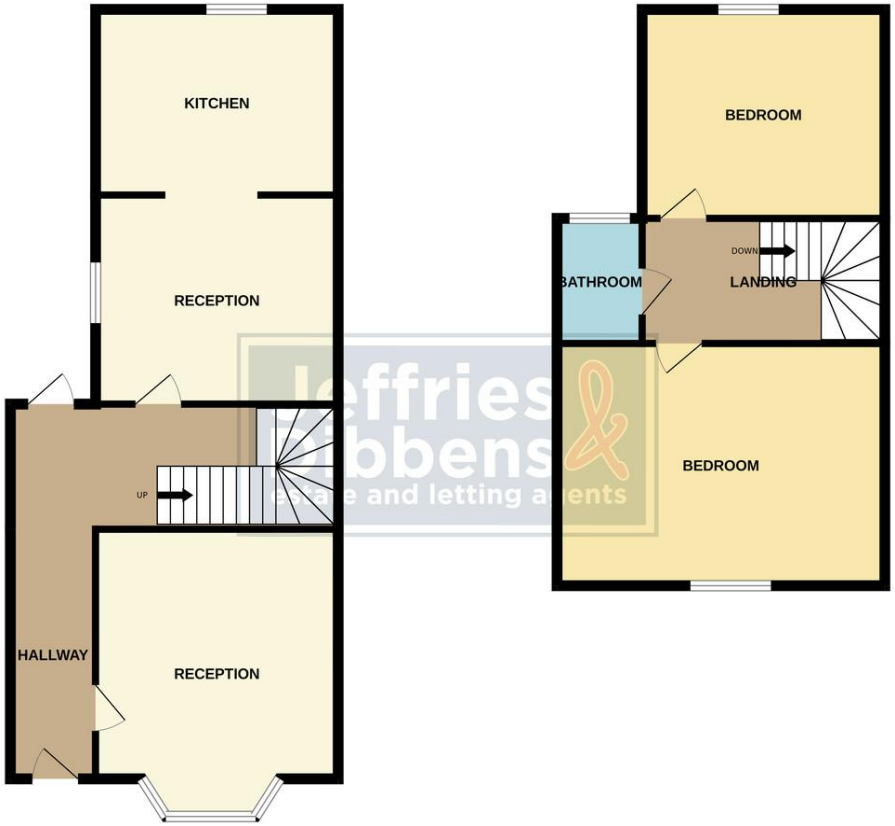
BEDROOM TWO 10' 10" x 8' 11" (3.3m x 2.72m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, panelled bathtub pedestal mounted wash basin, tiled to principle areas.

GARDEN 23ft' (7.01m) West facing, outside tap, paved.

GROUND FLOOR

1ST FLOOR



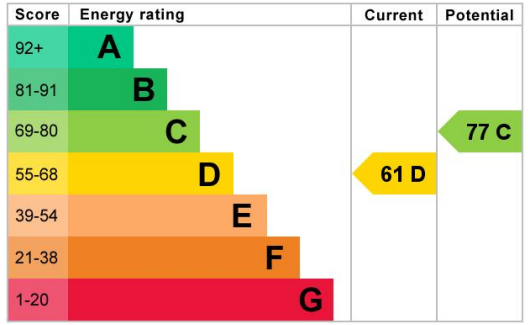
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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