

£205,000

1 Agincourt Road

Portsmouth, PO2 7AX

PROPERTY SUMMARY

This two bedroom, end terraced property in Agincourt Road, Buckland is offered for sale by Jeffries & Dibbens. Ideally suited to first time or investment buyers, this property offers a selection of benefits. Accommodation comprises two reception rooms, a fitted kitchen and a downstairs W.C to the ground floor, with two double bedrooms and a bathroom to the first floor. In addition, the property has fitted solar panels that are owned outright. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. 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

HALLWAY Obscure PVC double glazed window to front aspect, doors to reception rooms one and two, door to kitchen, door to WC, stairs to first floor, laminate flooring, radiator.

RECEPTION ROOM ONE 10' 11" x 9' 3" (3.33m x 2.82m) PVC double glazed bay window to front aspect, double radiator, cupboard housing gas meter, laminate flooring.

RECEPTION ROOM TWO 10' 10" x 10' 2" (3.3m x 3.1m) PVC double glazed window to rear aspect, double radiator, laminate flooring, electric fuse board.

WC PVC double glazed window to side aspect, floating wash basin, close coupled WC, radiator.

KITCHEN 10' 7" x 7' 11" (3.23m x 2.41m) Obscure PVC double glazed door to garden, PVC double glazed window to rear aspect, radiator, range of wall and base units, roll top work surfaces, integrated oven with gas hob and extractor hood over, vinyl flooring, plumbing for washing machine, space for fridge, tiled to principal areas, wall mounted 'Glowworm' combination boiler (Fitted June 2025), 1 1/2 half bowl stainless steel sink and drainer unit with mixer tap over.

FIRST FLOOR LANDING PVC double glazed window to side aspect, radiator, door to shower room, door to bathroom, doors to both bedrooms.

BATHROOM 7' 10" x 7' 5" (2.39m x 2.26m) Obscure PVC double glazed window to rear aspect, double radiator, close coupled WC, pedestal mounted wash basin, tiled to principal areas, bath with shower attachment.

CUPBOARD Obscure PVC double glazed window to side aspect.

BEDROOM ONE 13' x 10' 10" (3.96m x 3.3m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 11" x 10' 3" (3.33m x 3.12m) PVC double glazed window to rear aspect, double radiator.

REAR GARDEN 18' (5.49m) West facing, fully enclosed, mainly laid to concrete, outside tap.



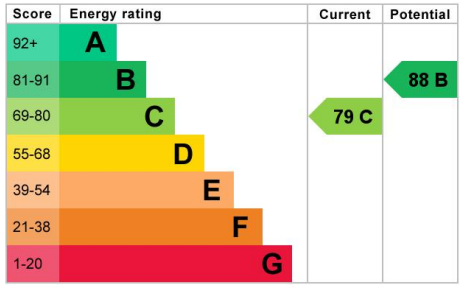
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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