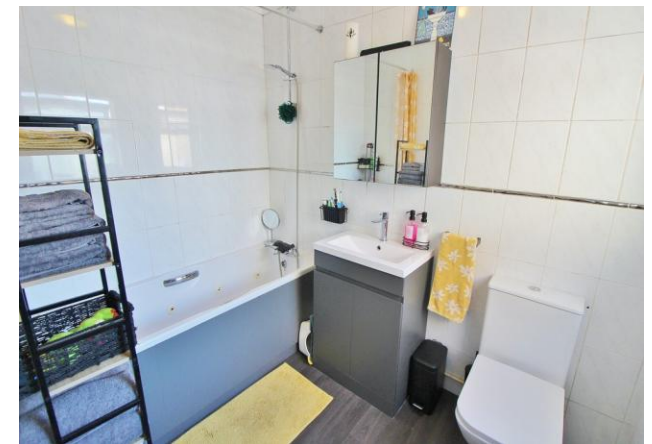




£239,995
42 Moorland Road
Portsmouth, PO1 5JA

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this three bedroom, mid-terraced property located in Moorland Road, Fratton. Well presented throughout, the accommodation on offer comprises two reception rooms, an 11ft modern fitted kitchen, a modern fitted bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 16ft west-facing garden! Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, dado rail, wall mounted cupboard housing electric meter & fuse board, doors to reception rooms one and two, stairs to first floor, under stairs storage cupboard, door to kitchen, PVC double glazed door to garden.

RECEPTION ROOM ONE 11' 0" into recess x 10' 0" (3.35m x 3.05m) PVC double glazed window front aspect, feature fireplace, cupboard housing gas meter.

RECEPTION ROOM TWO 11' 0" into recess x 10' 0" (3.35m x 3.05m) PVC double glazed window to rear aspect, radiator, two built-in storage cupboards.

KITCHEN 11' 05" x 8' 02" (3.48m x 2.49m) PVC double glazed window to side aspect, modern fitted kitchen comprising range of wall and base level units, square edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over, integral electric oven, integral induction hob with extractor hood over, plumbing for washing machine, tiling to principal areas, wall mounted 'Ideal' combination boiler, door to:-

BATHROOM 8' 01" x 6' 01" (2.46m x 1.85m) Obscure PVC double glazed window to side aspect, panelled whirlpool bath with mains shower attachment over, vanity unit, close coupled WC, radiator, tiled walls, extractor.

FIRST FLOOR LANDING Loft hatch, dado rail, glazed window to side aspect, doors to:-

BEDROOM ONE 13' 01" x 11' 01" (3.99m x 3.38m) PVC double glazed window to front aspect, radiator, built-in storage cupboard.

BEDROOM TWO 10' 01" x 9' 10" (3.07m x 3m) PVC double glazed window to rear aspect, radiator, built-in storage cupboard.

BEDROOM THREE 10' 11" x 8' 03" (3.33m x 2.51m) PVC double glazed window to rear aspect, radiator.

GARDEN 16' 10" x 13' 06" (5.13m x 4.11m) West facing, mainly laid to artificial grass with paved area.





We have every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights and any other facts and approximations are to responsibility, is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with Hoxpox 1/2015

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.



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