



£265,000
9 Belgravia Road
Portsmouth, PO2 0DX

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Belgravia Road, North End. Accommodation comprises two reception rooms, a fitted kitchen and an additional sitting room overlooking the garden. The first floor consists of three bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing throughout and a 37ft west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

- 3 
- 1 
- 2 





OBSCURE HARD WOOD FRONT DOOR TO HALLWAY

HALLWAY Door to reception room one, reception room two and the kitchen, laminate flooring, stairs to first floor, radiator, under stairs cupboard space, door to cupboard.

RECEPTION ROOM ONE 15' 2" into bay x 10' (4.62m x 3.05m) PVC double glazed bay window to front aspect, feature fireplace with oak surround, oak flooring, double radiator.

RECEPTION ROOM TWO 11' 11" x 7' 4" (3.63m x 2.24m) PVC double glazed back door to garden, laminate flooring, radiator.

KITCHEN 14' 5" x 9' 1" (4.39m x 2.77m) Open to sitting room, range of wall and base units, roll top work surfaces, double ceramic butter sink with mixer tap, tiled splashback, space for washing machine, space for fridge/freezer, range cooker, tiled flooring, breakfast bar.

SITTING ROOM 8' 9" x 6' 9" (2.67m x 2.06m) PVC double glazed French doors to garden, tiled flooring, radiator, PVC double glazed windows to side aspect.

FIRST FLOOR LANDING Door to bedroom one, bedroom two and bedroom three, bathroom, inspection hatch, fitted airing cupboard.

BEDROOM ONE 13'3' narrowing to 12" x 12' 4" (4.27m x 3.76m) PVC double glazed window to front aspect, oak flooring, fitted wardrobes, double radiator.

BEDROOM TWO 12' 10" x 7' 11" maximum (3.91m x 2.41m) PVC double glazed window to rear aspect, fitted wardrobes, double radiator, oak flooring, feature fireplace.

BEDROOM THREE 11' 10" x 7' 4" (3.61m x 2.24m) PVC double glazed window to rear aspect, radiator, oak flooring.

BATHROOM Obscure PVC window to side aspect, pedestal wash basin, close coupled WC, bath with shower attachment, stainless steel heated towel rail, tiled to principle area.

GARDEN 37ft approximately (11.28m) West facing, fully enclosed, decked area,





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.
Made with Metropix (C)2020

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	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.



OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk