

£189,995
27 Knox Road
Portsmouth, PO2 8JJ

PROPERTY SUMMARY

SOUTH-FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this two double-bedroom terraced property, located in Knox Road, Stamshaw. The accommodation comprises two reception rooms, a fitted kitchen, and a downstairs wet room, with two double bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout, and a fully enclosed, south-facing garden. To appreciate all that this property has to offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE HARD WOOD FRONT DOOR TO HALLWAY

HALLWAY Door to reception room one, stairs to first floor, open to reception room two, radiator.

RECEPTION ROOM ONE 12' 1" into bay x 8' 11" (3.68m x 2.72m) PVC double glazed bay window to front aspect, radiator, feature fireplace.

RECEPTION ROOM TWO 12' 4" x 9' 11" (3.76m x 3.02m) PVC double glazed window to rear aspect, radiator, feature fireplace, folding door to under stairs storage, door to kitchen.

KITCHEN 10' 7" x 8' 5" (3.23m x 2.57m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, gas cooker point, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler, PVC double glazed back door to garden, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, door to bathroom, inspection hatch.

WET ROOM Obscure PVC double glazed window to rear aspect, floating wash basin, close coupled WC, electric power shower, tiled to principle areas, extractor fan, heated towel radiator.

FIRST FLOOR LANDING Door to bedroom one and two.

BEDROOM ONE 12' 2" x 10' narrowing to 8'3" (3.71m x 3.25m) PVC double glazed window to front aspect, radiator, built in wardrobes.

BEDROOM TWO 12' 3" x 10'2" narrowing to 8'5" (3.73m x 3.25m) PVC double glazed window to rear aspect, radiator, built in wardrobes.

GARDEN 28' 1" (8.56m) South facing, fully enclosed, artificial grass, patio, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 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.

**Jeffries
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estate and letting agents

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