

£195,000

97 Portchester Road

Portsmouth, PO2 7JA

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this three bedroom, mid-terraced property located in Portchester Road, North End. Ideally suited to first time buyers and investors alike, the accommodation on offer comprises two reception rooms, an 11ft fitted kitchen, a fitted downstairs bathroom, plus three bedrooms. Additional benefits include majority double glazing, gas central heating and an enclosed rear garden with rear pedestrian access. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

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PVC DOUBLE GLAZED FRONT DOOR

PORCH Glazed hardwood door to:-

RECEPTION ROOM TWO 16' 03 max" x 13' 02" (4.95m x 4.01m) PVC double glazed window to rear aspect, two radiators, stairs to first floor, under stairs storage cupboard, borrowed light window to reception room one, door to reception room one, door to kitchen.

RECEPTION ROOM ONE 9' 06" x 9' 03" (2.9m x 2.82m) PVC double glazed window to front aspect, radiator.

KITCHEN 11' 04" x 8' 02" (3.45m x 2.49m) PVC double glazed window to side aspect, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, space for cooker, space for fridge/freezer, plumbing for washing machine, tiling to principal areas, wall mounted 'Vaillant' combination boiler, door to:-

REAR LOBBY Radiator, door to bathroom, PVC double glazed door to garden.

BATHROOM 9' 10" x 5' 03" (3m x 1.6m) Obscure PVC double glazed windows to side and rear aspect, panelled corner bath with mains shower over, pedestal mounted wash basin, low level WC, chrome heated towel rail, tiling to principal areas, tiled floor, extractor, fitted storage.

FIRST FLOOR LANDING Doors to:-

BEDROOM ONE 13' 02" x 11' 04" (4.01m x 3.45m) PVC double glazed window to front aspect, radiator, built-in cupboard.

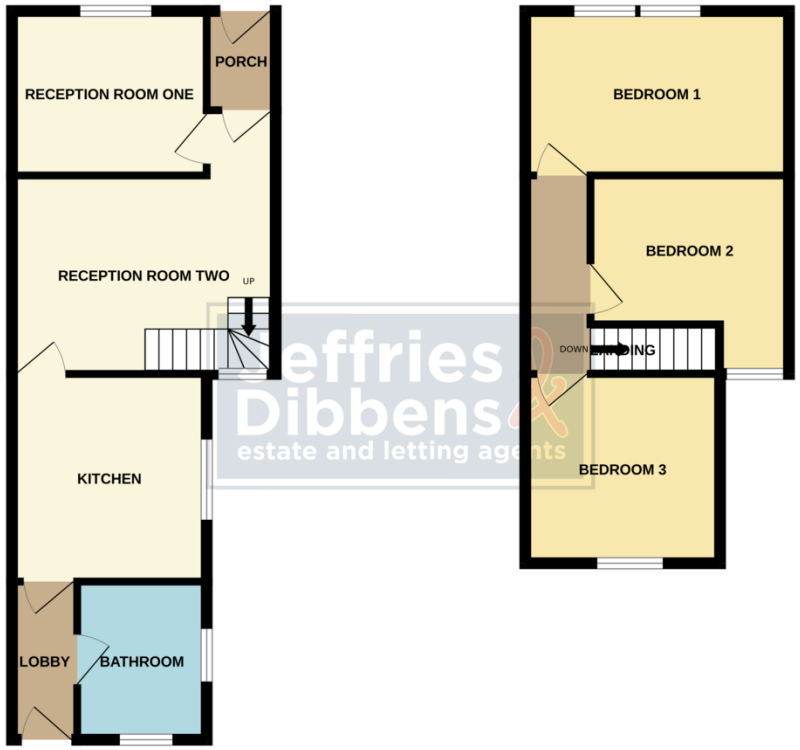
BEDROOM TWO 11' 08" x 10' 04" (3.56m x 3.15m) Glazed window to rear aspect, radiator, loft hatch, built-in storage cupboard.

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

GARDEN Mainly laid to paving, rear pedestrian access.

GROUND FLOOR

1ST FLOOR



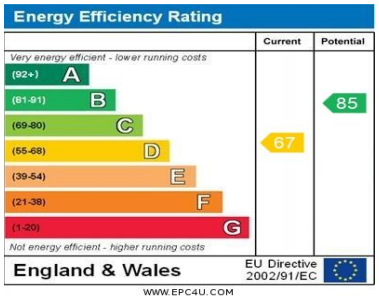
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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