



**£235,000**  
**52 Renny Road**  
Portsmouth, PO1 5BA

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Renny Road, Fratton. Accommodation comprises a 29ft kitchen/dining room and a 13ft reception room. The first floor consists of three bedrooms and a fitted shower room. Added benefits include gas central heating, double glazing and a fully enclosed rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Radiator, PVC double glazed door to rear aspect, door to reception room one, stairs to first floor landing, door to kitchen.

**RECEPTION ROOM ONE** 13' 4" into bay x 9' 10" (4.06m x 3m) PVC double glazed window to front aspect, radiator, electric fire, ceiling rose.

**KITCHEN/RECEPTION ROOM TWO** 29' 2" x 9' 4" (8.89m x 2.84m) PVC double glazed window to side aspect, 'Worcester' combination boiler, range of wall and base units, stainless steel sink with drainer unit and hot and cold tap, roll top work surfaces, tiled to principle area, electric hob and oven, space for fridge/freezer, plumbing for washing machine, vinyl flooring, extractor hood, PVC double glazed window to rear aspect, radiator, laminate flooring.

**FIRST FLOOR LANDING** Doors to all rooms, loft hatch.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, shower cubicle, vanity unit with mixer tap, heated towel rail, tiled to principle area.

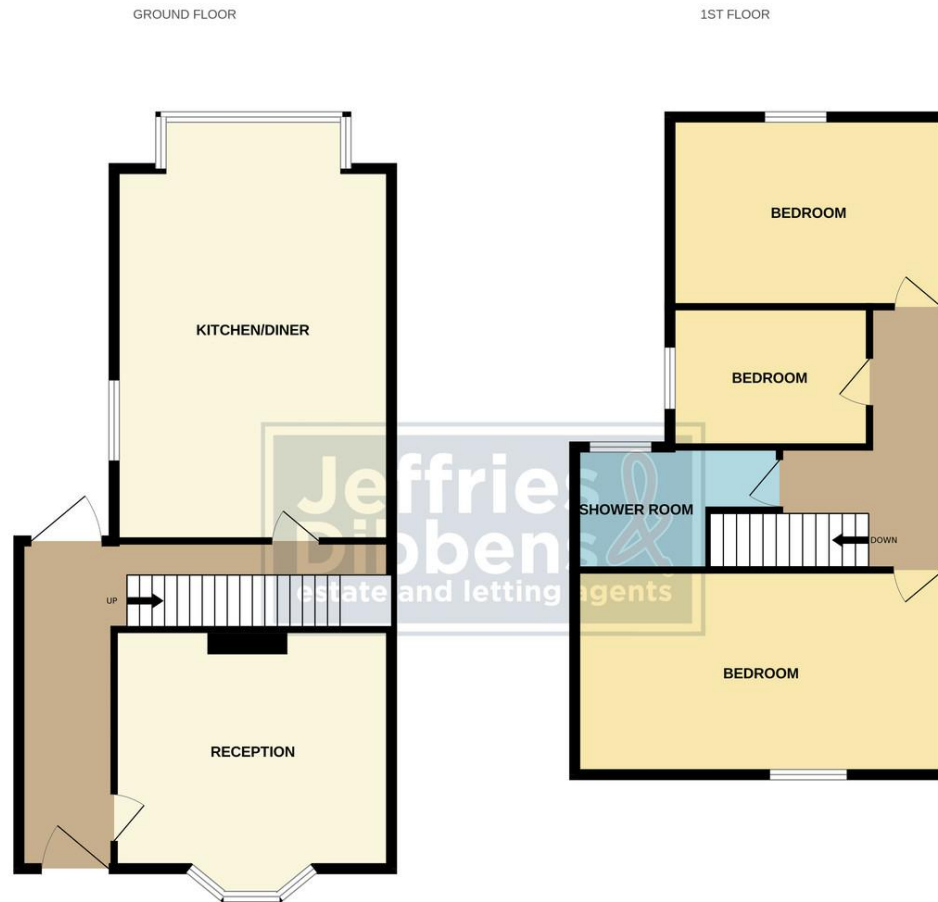
**BEDROOM ONE** 13' 1" x 12' 1" (3.99m x 3.68m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 11' 3" x 9' 3" (3.43m x 2.82m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 12' x 6' (3.66m x 1.83m) PVC double glazed window to side aspect, radiator.

**REAR GARDEN** 21ft' (6.4m)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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