

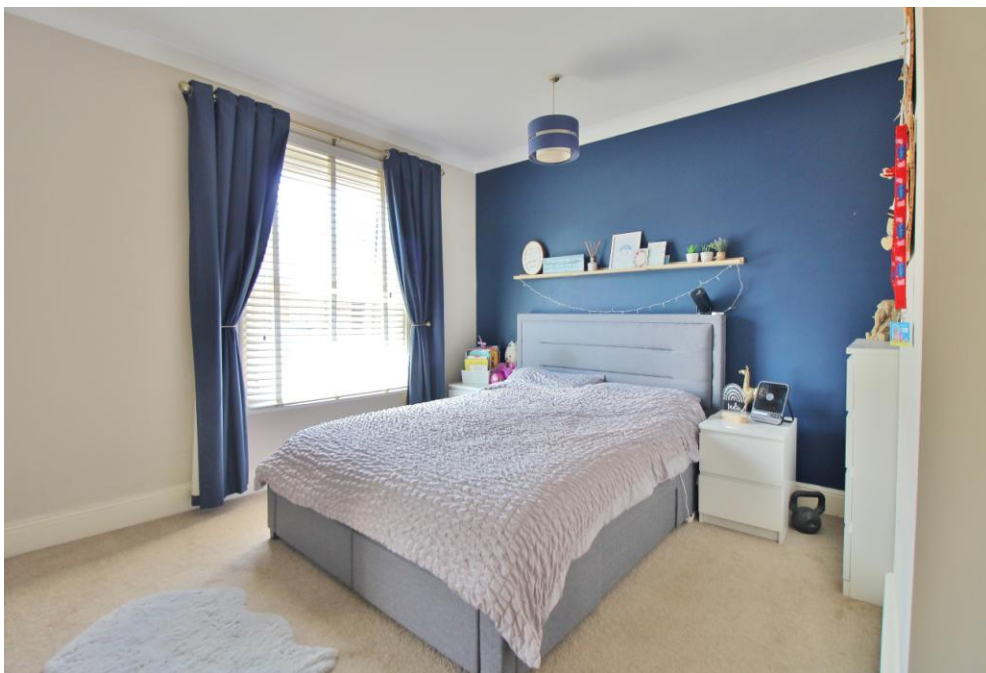
£239,995
140 Emsworth Road
Portsmouth, PO2 0BT

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three-bedroom, terraced property located on Emsworth Road, North End. Ground-floor accommodation comprises a 25ft reception room, a modern fitted kitchen and bathroom, with a conservatory to the rear of the property. The first floor consists of three double bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully enclosed rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Fusebox. gas and electric, meters, radiator, door to reception room one, stairs to first floor, open to kitchen, obscure PVC double glazed back door to garden, under stairs cupboard space.

RECEPTION ROOM ONE 25' 9" into bay x 9' 10" (7.85m x 3m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, two double radiators, laminate flooring, wall panelling to half height.

KITCHEN 10' 2" x 8' 9" (3.1m x 2.67m) PVC double glazed window to side aspect, open to hallway, range of wall and base units, wood effect work surfaces, 1 1/2 bowl resin sink with mixer tap and drainer unit, tiled splash back, cupboard housing wall mounted 'ideal boiler' space for fridge/freezer, integral electric oven with induction hob, overhead stainless steel extractor fan, spot lighting, plumbing for washing machine, radiator.

HALLWAY PVC double glazed window to side aspect, door to conservatory, obscure door to bathroom.

BATHROOM Obscure borrowed light window to rear aspect, obscure Velux window to rear aspect, tiled flooring, tiled throughout, vanity unit, close coupled WC, stainless steel heated towel radiator, bath with shower attachment.

CONSERVATORY 8' 8" x 8' 3" (2.64m x 2.51m) PVC double glazed window to side aspect and to rear aspect, space for fridge/freezer, PVC double glazed French doors to garden.

FIRST FLOOR LANDING Door to bedroom one, bedroom two, bedroom three, inspection hatch, obscure PVC double glazed window to side aspect.

BEDROOM ONE 13' 2" maximum x 11' 3" (4.01m x 3.43m) PVC double glazed window to front aspect, double radiator, built in wardrobes.

BEDROOM TWO 11' 6" maximum x 9' 11" (3.51m x 3.02m) PVC double glazed window to rear aspect, radiator, fitted storage.

BEDROOM THREE 11' 4 maximum" x 8' 10" (3.45m x 2.69m) PVC double glazed window to rear aspect, radiator.

GARDEN 24ft' (7.32m) Raised decked area, artificial grass, storage, 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		81 B
69-80	C		
55-68	D	67 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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