



£215,000
21 Seafield Road
Portsmouth, PO3 5AR

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, terraced property located in Seafield Road, Copnor. The accommodation on offer comprises three reception rooms, a fitted kitchen, a downstairs W.C, an upstairs four piece bathroom and two double bedrooms. Additional benefits include partial double glazing, gas central heating and a fully-enclosed, rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Stairs to first floor, radiator, door to reception room one, door to kitchen, door to reception room two.

RECEPTION ROOM ONE 14' 1" into bay x 9' 10" (4.29m x 3m) PVC double glazed bay window to front aspect, radiator, laminate flooring, oak fireplace, burrowed light window.

KITCHEN 11' 3" x 7' 8" (3.43m x 2.34m) Obscure glazed back door to garden, radiator, range of wall and base units, gas cooker point, oak roll top work surfaces, stainless steel sink with mixer tap and drainer unit, tiled to principle area, plumbing for washing machine, extractor fan.

RECEPTION ROOM TWO 12' 5" x 9' max (3.78m x 2.74m) Windows to rear aspect, door to reception room three, radiator, wall mounted combination boiler, laminate flooring.

RECEPTION ROOM THREE 9' 7" max x 8' 4" max (2.92m x 2.54m) Back door to garden, windows to rear aspect and to side aspect, door to WC.

WC Obscure window to side aspect, low level WC, tiled to principle area, float wash basin.

FIRST FLOOR LANDING Door to bedroom one, bedroom two and bathroom.

BEDROOM ONE 13' 1" x 11' 10" (3.99m x 3.61m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 5" x 9 max' (3.78m x 2.74m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to to rear aspect, close coupled WC, radiator, pedestal wash basin, tiled enclosed bath, extractor fan, electric power shower.

REAR GARDEN 28ft' (8.53m) Fully enclosed, mainly laid to paving, access to wood shed.

WOOD SHED 12' x 6' (3.66m x 1.83m)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



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