



**£199,995**  
**45 Tipner Road**  
Portsmouth, PO2 8QP

## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this two bedroom, mid-terraced property located in Tipner Road, Tipner. The accommodation on offer comprises a 26ft open plan reception room, a 12ft fitted kitchen, a fitted upstairs bathroom & WC, plus two bedrooms. Additional benefits include double glazing, gas central heating, plus a 46ft south facing garden! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





PVC double glazed front door to -

**PORCH** Cupboard housing gas and electric meters, obscure borrowed light window to reception room, door to -

**OBSCURE DOUBLE GLAZED FRONT DOOR**

**PORCH** Cupboard housing meters, obscure borrowed light window to lounge/diner, obscure door to.

**RECEPTION ROOM** 26' 1" into bay x 13' (7.95m x 3.96m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, two radiators, feature fireplace, stairs to first floor, obscure glazed door to:-

**KITCHEN** 12' 2" x 7' 10" (3.71m x 2.39m) Obscure PVC double glazed windows to side and rear aspect, obscure PVC double glazed door to garden, range of wall and base units, roll top work surface, stainless steel sink and drainer unit, integral double oven, integral gas hob, tiled to principal areas, space for fridge/freezer, space and plumbing for washing machine.

**FIRST FLOOR LANDING** Built in airing cupboard, additional built in cupboard housing boiler, doors to.

**BEDROOM ONE** 13' x 10' (3.96m x 3.05m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 12' 10" x 6' 10" (3.91m x 2.08m) PVC double glazed window to rear aspect, radiator.

**WC** Obscure PVC double glazed window to side aspect, close coupled WC.

**BATHROOM** 7' 10" x 5' 10" (2.39m x 1.78m) Obscure PVC double glazed window to rear aspect, pedestal mounted wash basin, panel bath with shower over, chrome heated towel radiator, tiled to principal areas.

**REAR GARDEN** 46' (14.02m) South facing garden, mainly laid to lawn with paved area.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and no claim is made with respect to EPC's.

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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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