Jeffries & Dibbens
estate and letting agents

£179,995

23 Croft Road

Portsmouth, PO2 8AX

PROPERTY SUMMARY

NO FORWARD CHAIN! This terraced house located in Croft Road, North End is available for sale with Jeffries & Dibbens of Portsmouth and is considered ideal for first time buyers! Accommodation comprises two bedrooms to the first floor in addition to the fitted shower room. The ground floor boasts a 22' lounge/diner and a 14' kitchen which leads to the south-facing, rear garden. The property also offers double glazing and electric heating. Contact our Portsmouth branch today to arrange your internal inspection. 02392 661 662

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PVC DOUBLE GLAZED INNER PORCH Borrowed light window to rear aspect and to side aspect, door to lounge/diner.

LOUNGE/DINER 22' 10" x 11' 9" (6.96m x 3.58m) PVC double glazed window to front aspect and to rear aspect, two electric storage heaters, bowl effect fireplace with electric wall effect fire, cupboard housing electric meter, stairs to first floor, door to kitchen.

KITCHEN 14' x 7' 8" (4.27m x 2.34m) PVC double glazed window to rear aspect and to side aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, tiled splash back, plumbing for washing machine, electric cupboard extractor, electric counter wall heater.

LANDING Doors to all rooms.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, electric 'Dimplex' wall heater , three - piece shower suite comprising walk in (‘Mira’) shower cubicle with electric (‘Mira’) shower, close coupled WC, vanity unit, built in storage cupboard, tiled to principle areas, waterproof panelling to principle areas.

BEDROOM TWO 11' 8" x 5' 8" (3.56m x 1.73m) PVC double glazed window to rear aspect, electric wall heater.

BEDROOM ONE 11'10" maximum including wardrobe depth narrowing to 8'4" x 10' 11" (3.56m x 3.33m) PVC double glazed window to front aspect, electric wall heater, built in storage cupboard, built in wardrobe, range of fitted wardrobes and overhead storage.

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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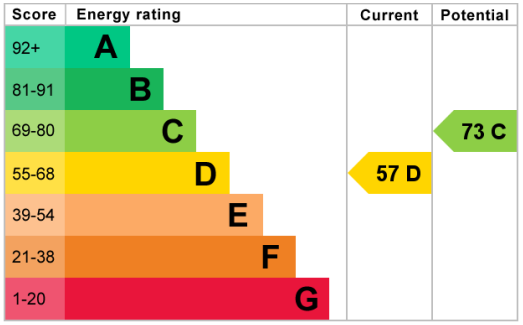
LOCAL AUTHORITY
Portsmouth City Council

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.

Jeffries & Dibbens estate and letting agents

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