



£245,000
24 Emsworth Road
Portsmouth, PO2 7HJ

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this three bedroom, mid-terraced property located in Emsworth Road, North End. Well presented throughout, the accommodation on offer comprises two reception rooms, a modern fitted downstairs bathroom, an 11ft modern fitted kitchen, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 33ft enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR

HALLWAY Radiator, door to reception room one, door to reception room two.

RECEPTION ROOM ONE 11' 01" x 9' 09" into recess (3.38m x 2.97m) PVC double glazed bay window to front aspect, radiator, built in cupboard housing gas meter.

RECEPTION ROOM TWO 12' 11" into recess x 11' 01" (3.94m x 3.38m) PVC double glazed window to rear aspect, built-in cupboard housing electric meter and fuse board, door to:-

INNER HALL Obscure PVC double glazed window to side aspect, stairs to first floor, under stairs storage cupboard, door to bathroom, door to kitchen.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, panelled bath with electric shower unit over, pedestal mounted wash basin, heated towel radiator, extractor, waterproof panelling.

KITCHEN 11' 07" x 8' 04" (3.53m x 2.54m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces with matching splash back, 1 1/2 sink and drainer unit with mixer tap, integral electric oven, integral induction hob with extractor hood over, plumbing for washing machine, integrated dishwasher, space for tumble dryer, space for fridge/freezer, radiator, wall mounted Worcester' combination boiler.

FIRST FLOOR LANDING Loft hatch, obscure PVC double glazed window to side aspect, doors to:-

BEDROOM ONE 12' 11" into recess x 11' 0" (3.94m x 3.35m) PVC double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM TWO 11' 02" x 9' 09" into recess (3.4m x 2.97m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 07" maximum x 8' 04" (3.53m x 2.54m) PVC double glazed window to rear aspect, radiator.

GARDEN 33' 01" x 13' 08" (10.08m x 4.17m) Mainly laid to lawn with paved area, shingle border, wooden storage shed, additional storage.





*Whilst every attempt has been made to ensure the accuracy of the Reception completed here, measurements of floors, ceilings, doors and any other items are approximate and to responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any independent purchase. The accuracy, content and appearance thereof 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		
69-80	C	71 C	77 C
55-68	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.



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