

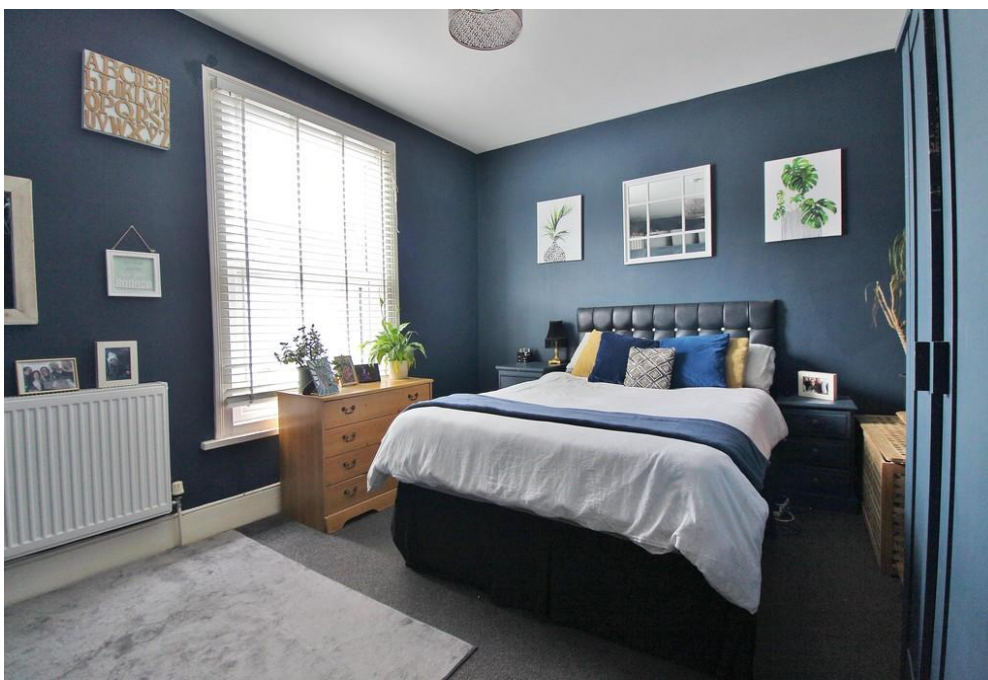


**£229,995**  
**63 Binstead Road**  
Portsmouth, PO2 7PJ

## PROPERTY SUMMARY

73FT REAR GARDEN! This well presented, three bedroom terraced property located in Binstead Road, Portsmouth is available for sale with Jeffries & Dibbens. Accommodation comprises a 15ft reception room, a modern-fitted bathroom, a fitted kitchen and a conservatory to the rear. The first floor consists of three bedrooms. Additional benefits include gas central heating, double glazing throughout, a fully-enclosed, 73ft rear garden and an additional courtyard garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662





#### **PVC DOUBLE GLAZED FRONT DOOR TO RECEPTION ROOM ONE**

**RECEPTION ROOM** 15' 5" x 13' (4.7m x 3.96m) PVC double glazed window to front aspect, double radiator, cupboard housing electric and gas meter, door to hallway.

**HALLWAY** Radiator, door to bathroom, stairs to first floor, sliding door to kitchen, obscure PVC double glazed window to side aspect.

**BATHROOM** Obscure PVC double glazed window to rear aspect, stainless steel heated towel radiator, tiled flooring, tiled to principle areas, extractor fan, bath with rainfall shower, close coupled WC, vanity unit.

**KITCHEN** 10' 4" x 8' 2" (3.15m x 2.49m) PVC double glazed window to side aspect, radiator, laminate flooring, 1 1/2 bowl resin sink with mixer tap and drainer unit, electric oven, induction hob, space for fridge/freezer, plumbing for washing machine, overhead extractor fan with glass hood, tiled splash back, PVC double glazed French doors to conservatory, cupboard housing wall mounted combination boiler.

**CONSERVATORY** 12' 1" x 8' 7" (3.68m x 2.62m) Obscure PVC double glazed door to garden, PVC double glazed French doors to garden, laminate flooring, double radiator.

**WOOD SHED** 12' x 9' 9" (3.66m x 2.97m)

**FIRST FLOOR LANDING** Door to bedroom one, two, three, PVC double glazed window to rear aspect.

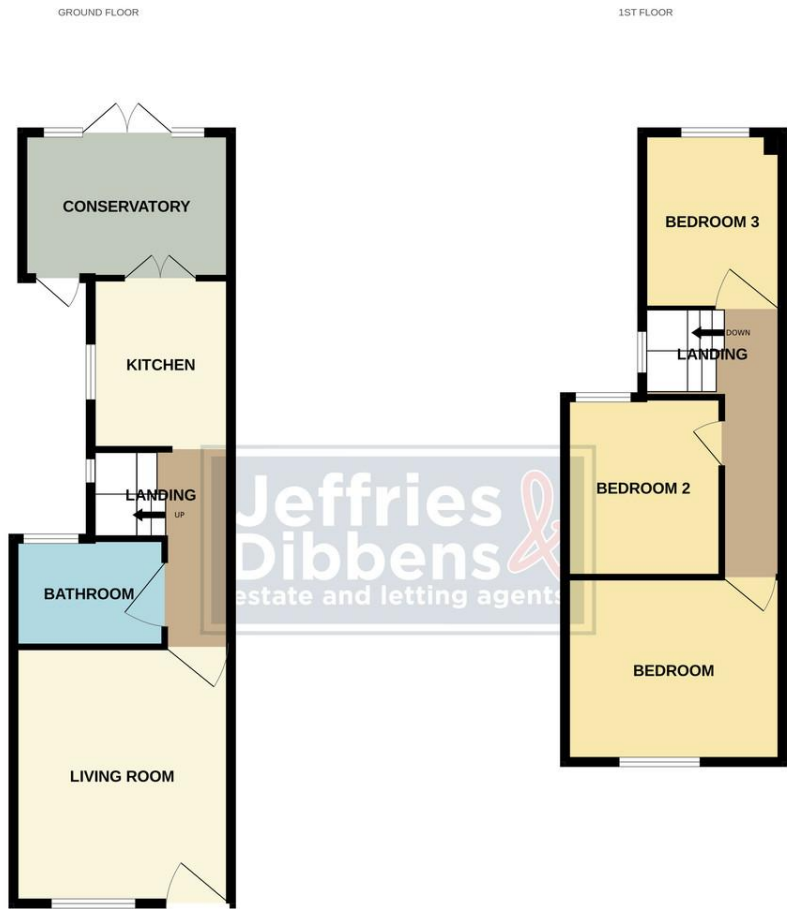
**BEDROOM ONE** 13' x 11' (3.96m x 3.35m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 10' 6" x 8' 3" (3.2m x 2.51m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 10' 11" x 9' 10" (3.33m x 3m) PVC double glazed window to rear aspect, radiator.

**GARDEN** 73' (22.25m) North facing, fully enclosed, patio area, mature flower and shrub borders, wood shed.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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             |         |           |
| 69-80 | C             | 70 C    | 80 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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