

Jeffries & Dibbens
FOR SALE
023 9266 1662
jdea.co.uk

£299,995
207 Chichester Road
Portsmouth, PO2 0AJ

PROPERTY SUMMARY

Jeffries & Dibbens are excited to bring to the market this three bedroom, mid-terraced property located in Chichester Road, Portsmouth. Well presented throughout, the accommodation on the ground floor comprises two reception rooms, a 12ft modern fitted kitchen & utility room, a conservatory and a WC. The first floor offers three bedrooms plus a modern fitted family bathroom. Additional benefits include double glazing, gas central heating, an enclosed rear garden with rear pedestrian access and a selection of original features. Please contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





COMPOSITE FRONT DOOR

HALLWAY Two radiators, stairs to first floor, under stairs storage cupboard, doors to reception room one and reception room two, door to kitchen.

RECEPTION ROOM ONE 15' 09" x 12' 03" into recess (4.8m x 3.73m) PVC double glazed bay window to front aspect, radiator, two built in storage cupboards, original ceiling rose, original feature fireplace with tiled surround and hearth, picture rail.

KITCHEN 12' 04" x 9' 08" (3.76m x 2.95m) PVC double glazed window to rear aspect, range of wall and base units, square edgework surfaces, integral electric oven, integral electric hob with extractor hood over, tiled to principle areas, sink and drainer unit with mixer tap, integral wine fridge, integral dishwasher, archway to:-

UTILITY AREA 8' 0" x 7' 02" at widest point (2.44m x 2.18m) PVC double glazed window to side aspect, PVC double glazed door to garden, space for fridge/freezer, space for tumble dryer, plumbing for washing machine, radiator.

RECEPTION ROOM TWO 14' 10" into recess x 10' 10" (4.52m x 3.3m) Two PVC double glazed windows to rear aspect, PVC double glazed door to lean-to conservatory, radiator, original ceiling rose, picture rail.

LEAN-TO CONSERVATORY 7' 06" x 7' 05" (2.29m x 2.26m) PVC double glazed window to rear aspect, PVC double glazed French doors to garden, radiator, tiled flooring, polycarbonate roof, obscure PVC double glazed door to WC.

WC Obscure PVC double glazed window to side aspect, close coupled WC, wall mounted wash basin, radiator, tiled to principle areas, tiled flooring, spot lighting.

FIRST FLOOR LANDING Loft hatch, radiator, doors to:-

BEDROOM ONE 15' 10" into bay x 16' 02" into recess (4.83m x 4.93m) PVC double glazed bay window to front aspect, radiator, original built in storage cupboard, spot lighting.

BEDROOM TWO 13' 08" x 10' 11" (4.17m x 3.33m) PVC double glazed window to rear aspect, original cast iron feature fireplace, radiator.

BEDROOM THREE 12' 04" x 9' 10" (3.76m x 3m) PVC double glazed window to rear aspect, radiator, original built in storage cupboard.

BATHROOM Two obscure PVC double glazed windows to side aspect, close coupled WC, panelled bath with 'rainfall' style shower over, vanity unit, tiled to principle areas, spot lighting, chrome heated towel radiator.

GARDEN Mainly laid to paving with flower and tree borders, wooden storage shed, rear pedestrian access, outside tap.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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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