



£210,000
76 Pitcroft Road
Portsmouth, PO2 8BE

PROPERTY SUMMARY

CASH BUYERS ONLY & NO FORWARD CHAIN! Jeffries & Dibbens are pleased to welcome to the market this two bedroom, mid-terraced property located in Pitcroft Road, North End. Available to cash buyers only, this property is in need of modernisation throughout. Accommodation on the ground floor comprises a 13ft reception room, a WC, plus an impressive, 28ft kitchen/diner with doors leading out to the 44ft south-facing garden. First floor accommodation offers two bedrooms and a bathroom. Please enquire within for further information by contacting our Portsmouth branch, open late! 02392 661 662





HARD WOOD FRONT DOOR TO:-

HALLWAY Door to reception room one, door to inner lobby, stairs to first floor.

RECEPTION ROOM ONE 13' 07" x 9' 06" (4.14m x 2.9m) PVC double glazed bay window to front aspect.

INNER LOBBY Doorway to WC, doorway to kitchen/diner.

WC Close coupled WC, vanity wash basin, under stairs storage.

KITCHEN/DINER 28'11" narrowing to 8'06" x 12'10" narrowing to 9'02" (8.74m x 3.89m) Two PVC double glazed windows to side aspect, six PVC double glazed Velux windows to side aspect, PVC double glazed doors to garden.

FIRST FLOOR LANDING Loft hatch, doorways to:-

BEDROOM ONE 12' 09" x 11' 11" (3.89m x 3.63m) PVC double glazed window to front aspect.

BEDROOM TWO 11' 06" x 7' 10" (3.51m x 2.39m) PVC double glazed window to rear aspect, built in storage.

BATHROOM 8' 02" x 4' 10" (2.49m x 1.47m) Obscure PVC double glazed window to rear aspect.

GARDEN 44' 11" (13.69m) South Facing garden.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors 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.
Issue with reference 12/2025

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		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 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.



OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk