

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

£289,995
119a Guildford Road
Portsmouth, PO1 5EA

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this end terraced house constructed in September 2021 and located in Guildford Road, Fratton. Accommodation comprises three bedrooms to the first floor in addition to the family bathroom. The master bedroom also boasts an en-suite shower room. The ground floor offers a 21' lounge/diner, a 10', modern fitted kitchen with a selection of integrated appliances and an additional WC. Further benefits include gas central heating, full double glazing and a 34', fully decked, rear garden. Contact the Portsmouth branch to arrange your internal inspection. 023 92 661 662

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COMPOSITE FRONT DOOR

INNER LOBBY Door to:-

LOUNGE/DINER 21' 10" maximum x 11' 10" maximum (6.65m x 3.61m) PVC double glazed French doors to garden, PVC double glazed window to front aspect, two double radiators, laminate wood flooring, door to hallway, opening to:-

KITCHEN 10' 03" maximum x 7' 8" (3.12m x 2.34m) PVC double glazed window to front aspect, range of wall and base level units, marble effect work surfaces and splash back, stainless steel sink and drainer unit with mixer tap over, fitted eye level electric double oven, fitted stainless steel gas hob with extractor hood over, integrated fridge & freezer, laminate wood flooring.

HALLWAY Laminate wood flooring, stairs to first floor, door to WC.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, stainless steel towel radiator, spotlighting, extractor.

FIRST FLOOR LANDING PVC double glazed window to rear aspect, loft hatch, doors to all bedrooms and bathroom.

BEDROOM TWO 10' 03" x 7' 3" (3.12m x 2.21m) PVC double glazed window to front aspect, radiator, built-in storage cupboard.

BATHROOM Obscure PVC double glazed window to rear aspect, three piece bathroom suite comprising panelled bath with shower over, close coupled WC, vanity unit, tiling to principal areas, ceramic tiled flooring, stainless steel towel radiator, spotlighting, extractor.

BEDROOM THREE 8' x 7' 9" (2.44m x 2.36m) PVC double glazed window to rear aspect, radiator.

BEDROOM ONE PVC double glazed window to front aspect, radiator, built-in mirrored wardrobe, access via sliding door to:-

EN-SUITE SHOWER ROOM Obscure PVC double glazed window to front aspect, stainless steel towel radiator, close coupled WC, vanity unit, walk-in shower cubicle with thermostatic shower over, tiling to principal areas, ceramic tiled flooring, extractor, spotlighting.

REAR GARDEN 34' approx (10.36m Fully decked, outside tap.





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

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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.

**Jeffries
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estate and letting agents

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