

£219,995
24 Bevis Road
Portsmouth, PO2 8AT

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two/three bedroom, mid-terraced property located in Bevis Road, North End. The accommodation on the ground floor comprises two reception rooms measuring 13ft & 11ft respectively, plus a 10ft modern fitted kitchen. First floor accommodation offers three bedrooms, the third of which is accessed via bedroom two, plus a modern fitted bathroom. Additional benefits include double glazing, gas central heating and an 18ft south-facing rear garden. Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662





OBSCURE HARD WOOD FRONT DOOR TO:-

HALLWAY Dado rail, stairs to first floor, door to reception room one, obscure hard wood door to garden, radiator, under stairs cupboard housing gas meter & electrics, door to kitchen.

RECEPTION ROOM ONE 13' 02" into bay x 9' 06" into recess (4.01m x 2.9m) PVC double glazed bay window to front aspect, radiator.

KITCHEN 10' 09" x 8' 08" (3.28m x 2.59m) Two PVC double glazed windows to side aspect, range of wall and base units, roll top work surfaces, integral electric oven with gas hob and extractor hood over, stainless steel sink and drainer unit with mixer tap, space for under counter fridge & freezer, plumbing for washing machine, tiled to principle areas, wall mounted 'Vaillant' combination boiler, radiator, door to reception room two.

RECEPTION ROOM TWO 12' 09" into recess x 8' 08" (3.38m x 2.64m) PVC double glazed window to rear aspect, radiator.

FIRST FLOOR LANDING Door to bathroom, door to bedroom one, door to bedroom two.

BEDROOM ONE 12' 08" into recess x 11' 0" (3.86m x 3.35m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 08" x 8' 09" (3.25m x 2.64m) PVC double glazed window to side aspect, radiator, door to:-

BEDROOM THREE 10' 11" max x 8' 08" (3.25m x 2.64m) PVC double glazed window to side aspect, radiator.

GARDEN 18' 08" x 13' 07" (5.69m x 4.14m) Fully enclosed, south facing, laid to paving.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, facilities and appliances shown herein have been noted and so guaranteed 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		87 B
69-80	C		
55-68	D	67 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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