



AUCTION GUIDE PRICE  
**£210,000**  
**35 Peronne Road**  
Portsmouth, PO3 5LD



## PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, end of terrace residence located in Peronne Road, Hilsea. Accommodation comprises a 14ft reception room, an 11ft kitchen and a downstairs W.C. The first floor consists of two double bedrooms and a family bathroom. Added benefits include gas central heating, double glazing throughout and a spacious garden with side pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662







### **OBSCURE HARDWOOD FRONT DOOR**

**HALLWAY** PVC double glazed windows to front aspect, door to reception room, open to kitchen, stairs to first floor, radiator.

**RECEPTION ROOM** 14' 4" max x 10' 2" max (4.37m x 3.1m) PVC double glazed window to front aspect, double radiator.

**KITCHEN** 11' 5" max x 11' 5" max (3.48m x 3.48m) PVC double glazed window to side aspect, range of wall and base units, tiled flooring, cupboard, gas hob, electric oven, quartz work surfaces, open to lobby.

**LOBBY** Obscure PVC double glazed back door to garden, open to WC, PVC double glazed window to rear aspect.

**WC** PVC double glazed window to front aspect, close coupled WC.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two and bathroom, PVC double glazed window to rear aspect, double radiator.

**BEDROOM ONE** 14' 4" max x 10' 3" max (4.37m x 3.12m) PVC double glazed window to front aspect, 2 x built in cupboards, radiator.

**BEDROOM TWO** 11' 6" narrowing to 10' 3" x 8' 7" (3.51m x 2.62m) PVC double glazed window to rear aspect, radiator, wall mounted combination 'Glow-Worm' boiler, built in storage.

**BATHROOM** Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin, bath with shower attachment, stainless steel heated towel rail, tiled to principal areas, extractor fan.

**REAR GARDEN** Side pedestrian access, fully enclosed, outside tap, brick built shed.

**BRICK BUILT SHED** 7' 4" x 5' 6" (2.24m x 1.68m)





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 B

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW

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  
& Dibbens**  
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