

£200,000
118 Jervis Road
Portsmouth, PO2 8PT

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this two bedroom, mid-terraced property located in Jervis Road, Stamshaw. Well presented throughout, the accommodation on offer comprises two reception rooms, a modern fitted kitchen, a modern fitted bathroom, two bedrooms, plus a study. Additional benefits include double glazing, gas central heating and a 28ft enclosed rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED DOOR TO:-

RECEPTION ROOM ONE 12' 08" into bay & excluding recess x 12' 01" (3.86m x 3.68m) PVC double glazed bay window to front aspect, radiator, wall mounted cupboard housing electric meter and consumer unit, obscure borrowed light window to reception room two, feature fireplace with electric fire, stairs to first floor, door to:-

RECEPTION ROOM TWO 12' 0" into recess x 9' 10" (3.66m x 3m) PVC double glazed window to rear aspect, radiator, dado rail, wall mounted electric fire, under stairs storage space, door to:-

KITCHEN 7' 11" x 7' 11" (2.41m x 2.41m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, tiled to principle areas, space for cooker, plumbing for washing machine, plumbing for dishwasher, space for under counter fridge, tiled flooring, stainless steel sink and drainer unit with mixer tap, doorway to:-

LOBBY Door to bathroom, obscure PVC double glazed door to garden, tiled flooring.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panelled bath with mains shower attachment over, tiled to principle areas, dado rail, loft access, wall mounted chrome heated towel rail.

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

BEDROOM ONE 12' into recess x 9' 10" (3.66m x 3m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

BEDROOM TWO 12' 02" x 5' 01" (3.71m x 1.55m) PVC double glazed window to front aspect.

STUDY 9' 04" x 6' into recess (2.84m x 1.83m) Original cast iron feature fireplace, built in storage cupboard.

GARDEN 28' x 12' (8.53m x 3.66m) Mainly laid to paving with lawn area, flower and shrub borders, outside tap, wooden storage shed with power and lighting.





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 misstatement. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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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