
Jeffries & Dibbens
estate and letting agents
£214,995
8 South Road
Portsmouth, PO1 5QT

PROPERTY SUMMARY

Jeffries & Dibbens are proud to be chosen to market this well-presented two bedroom, staggered end terraced property, located in South Road, Portsmouth. The property offers two generous double bedrooms to the first floor. On the ground floor there is a 13ft modern-fitted kitchen, 8' x 7' fitted bathroom and 12' x 12' sociable reception room. Additional benefits include gas central heating, double glazing and a fully enclosed rear garden. Offered with no forward chain, we feel this is an excellent opportunity for first-time buyers or investors alike. Arrange your internal inspection by contacting Jeffries & Dibbens as sole agents. 023 92 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Cupboard housing mains, door to reception room.

RECEPTION ROOM 12' 10" into bay x 12' 10" into recess (3.91m x 3.91m) PVC double glazed bay window to front aspect, radiator, dark oak laminate flooring, stairs to first floor landing, door to kitchen.

KITCHEN 13' 02" x 9' 02" (4.01m x 2.79m) PVC double glazed door to rear garden, radiator, range of wall and base units, roll top work surfaces, tiled effect to principle areas, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, washing machine, tumble dryer, gas cooker, stainless steel overhead extractor fan, door to bathroom.

BATHROOM 8' 05" x 7' 11" (2.57m x 2.41m) Two obscure PVC double glazed windows to rear aspect, radiator, pedestal mounted wash basin, close coupled WC, bath and overhead shower, extractor fan, tiled to principle areas, vinyl flooring.

FIRST FLOOR LANDING Door to bedroom one and bedroom two, loft hatch.

BEDROOM ONE 12' 09" x 12' 09" (3.89m x 3.89m) PVC double glazed bay window to front aspect, radiator, built in storage cupboard.

BEDROOM TWO 13' 01" x 9' 04" (3.99m x 2.84m) PVC double glazed window to rear aspect, radiator, built in storage cupboard, storage cupboard housing wall mounted 'alpha' combination boiler.

GARDEN 11ft' (3.35m) Decking area.

GROUND FLOOR
687 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

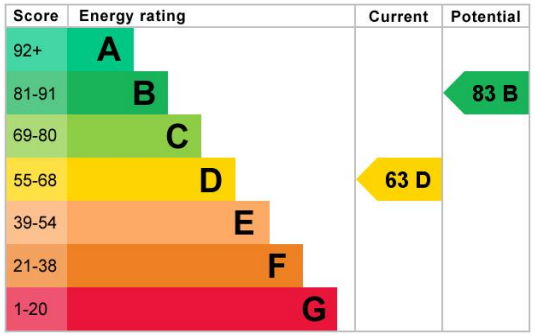
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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 estate and letting agents

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