

Jeffries & Dibbens
FOR SALE
01235 2246 1665
HARRISON G88

£220,000
36 Binstead Road
Portsmouth, PO2 7PL



PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Binsteed Road, Buckland. Accommodation comprises a 22ft reception room, a 16ft kitchen, an upstairs bathroom and three bedrooms. Additional benefits include gas central heating, double glazing throughout and a 23ft, south-facing garden. To the rear of the garden is a brickbuilt shed with rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSURE PVC DOUBLE GLAZED FRONT DOOR Leading to hallway.

HALLWAY Door to reception room one, stairs to first floor.

RECEPTION ROOM ONE 22' 3" x 13' 1" narrowing to 9' 2" (6.78m x 3.99m) PVC double glazed windows to front and rear aspect, two double radiators, obscure borrowed light window, understairs cupboard.

KITCHEN 16' 10" x 8' 3" (5.13m x 2.51m) PVC double glazed window to side aspect, PVC double glazed sliding door to garden, tiled flooring, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, wall mounted combination boiler, integral oven, integral gas hob, stainless steel extractor fan, space for fridge/freezer, tiled to principal areas.

FIRST FLOOR LANDING Radiator, doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 13' x 10' 5" (3.96m x 3.18m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 4" x 6' 9" (3.45m x 2.06m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 7" x 8' 5" (3.23m x 2.57m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, low level WC, pedestal wash basin, bath, tiled flooring, tiled to principal areas, double radiator, electric power shower.

REAR GARDEN 23' 11" (7.29m) South facing, fully enclosed, outside tap, brickbuilt shed.

SHED 13' 4" x 3' 10" (4.06m x 1.17m) Rear pedestrian access, power and light.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 for 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
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estate and letting agents

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