

# 108A ORIEL ROAD, PORTSMOUTH, PO2 9EQ



**£160,000** Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to present to the market this three bedroom first floor flat located on Oriel Road, North End. Accommodation comprises a 14' kitchen/breakfast room, fitted bathroom, three bedrooms and a spacious 15' reception room. Other benefits include gas central heating and double glazing throughout. Please do not hesitate to call our Portsmouth branch on 02392 661 662 to arrange a viewing at your earliest convenience.



**EPC TO FOLLOW**

## **OBSCURE GLAZED FRONT DOORT**

## **STAIRS TO FIRST FLOOR LANDING**

## **FIRST FLOOR LANDING**

Doors to all rooms, loft hatch, radiator, built in wardrobe.

## **KITCHEN/DINER**

14' 00" (0m x 0m) (L shaped)

PVC double glazed window to rear aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with hot and cold tap, tiled to principle areas, integrated electric hob and oven with stainless steel extractor hood, wall mounted combination boiler, laminate flooring, breakfast bar, door to bathroom.

## **BATHROOM**

Obscure PVC double glazed window to side aspect, close coupled WC, storage vanity unit, panelled bath with overhead shower, stainless steel heated towel rail, extractor fan.

## **BEDROOM ONE**

12' 09" into recess x 7' 10" (3.89m x 2.39m)

PVC double glazed window to rear aspect, radiator, fitted wardrobes.

## **BEDROOM TWO**

8' 3" x 8' 2" (2.51m x 2.49m)

Two PVC double glazed windows to side aspect , radiator.

## **BEDROOM THREE**

8' 06" x 5' 11" (2.59m x 1.8m)

PVC double glazed window to front aspect, radiator.

## **RECEPTION ROOM**

15' 06" into bay x 12' 09" into recess (4.72m x 3.89m)

PVC double glazed bay window to front aspect, radiator, spot lighting, laminate flooring.

## **COUNCIL TAX BAND**

A



# LEASE INFORMATION:



As of May 2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Kathleen Anna Hynes-Kelly

**Balance of Lease:** TBC

**Ground Rent Charges:** N/A

**Ground Rent Review Period:** N/A

**Maintenance/Service Charges:** 50/50 SPLIT

**Building Insurance:** Approx £350 per Annum

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FIRST FLOOR



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 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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## OFFICE ADDRESS

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## OFFICE DETAILS

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