



£219,995
111 Church Road
Portsmouth, PO1 1QD

PROPERTY SUMMARY

OFF-ROAD PARKING & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this two-bedroom mid-terraced house located in Church Road, Buckland. The ground floor accommodation comprises a 17ft reception room and an 11ft kitchen/breakfast room. To the first floor are two bedrooms and a modern-fitted bathroom. Externally, the property benefits from a 30ft rear garden with pedestrian access. To the front is a driveway providing off-road parking. Additional benefits include partial double glazing and gas central heating. For further information or to arrange a viewing, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





WHITE COMPOSITE FRONT DOOR

PORCH Cupboard housing electric meter, door to reception room.

RECEPTION ROOM 17' 07" x 11' 09" (5.36m x 3.58m) PVC double glazed window to front aspect, radiator, under stairs storage cupboard, feature fireplace, stairs to first floor landing, door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 10' 04" x 11' 08" (3.15m x 3.56m) Glazed window to rear aspect, radiator, range of wall and base units, roll top work surfaces, space for fridge/freezer, space for plumbing for washing machine, space for dishwasher, integrated oven with gas hob and overhead extractor fan, stainless steel sink with mixer tap and drainer unit, wall mounted combination boiler, glazed hard wooden door to garden, breakfast bar.

FIRST FLOOR LANDING Loft access, built in wardrobes, doors to all rooms.

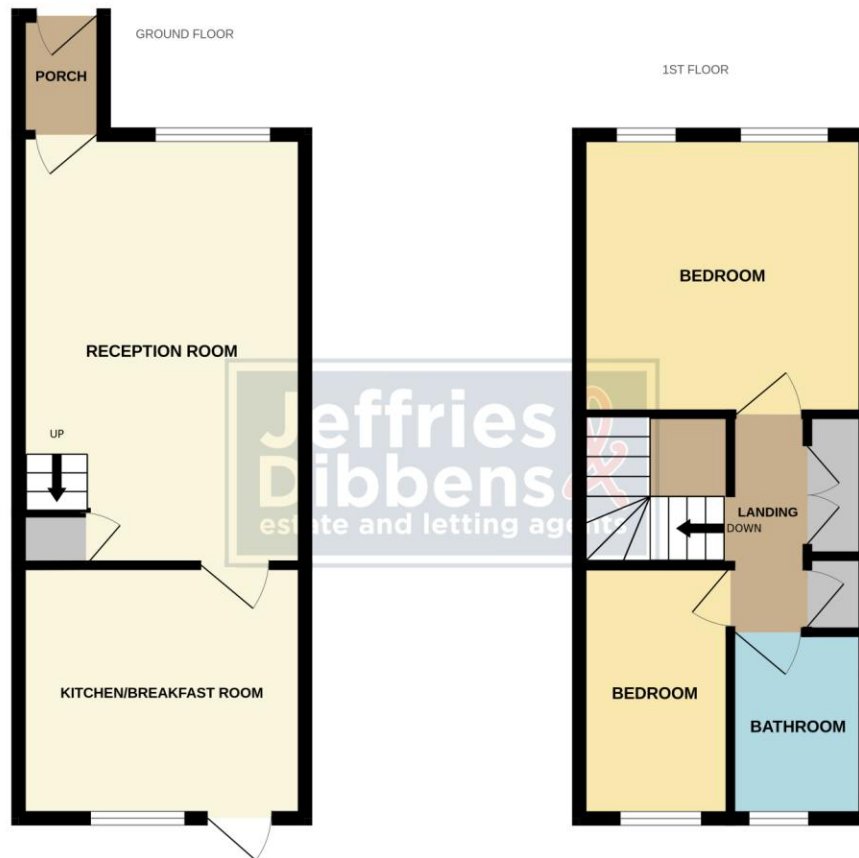
BEDROOM ONE 11' 05" x 11' 08" (3.48m x 3.56m) Two PVC double glazed windows to front aspect, radiator.

BEDROOM TWO 10' 07" x 06' 06" (3.23m x 1.98m) Glazed window to rear aspect, radiator.

BATHROOM Glazed window to rear aspect, heated towel rail, close coupled WC, wall mounted wash basin with mixer tap and vanity unit, panelled bath with mains powered shower, tiled to principle areas.

GARDEN 30ft' 10" x 11' 00" (9.4m x 3.35m) Mainly paved, outside tap, rear pedestrian access.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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.

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