



£234,995
19 Barnes Road
Portsmouth, PO1 5JG

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this three bedroom, mid-terraced property located in Barnes Road, Fratton. The spacious accommodation on offer comprises a 21ft reception room, a 10ft fitted kitchen, a fitted bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating (newly fitted in August 2024) and a west facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR Leading to inner porch.

INNER PORCH Door to.

LOUNGE/DINER 21' 2" x 13' 8" (6.45m x 4.17m) PVC double glazed windows to front and rear aspect, cupboard housing gas and electric meters, door to hallway, radiator.

HALLWAY Under stairs storage cupboard, stairs to first floor, door to kitchen.

KITCHEN 10' 11" x 8' 11" (3.33m x 2.72m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink mixer tap and drainer unit, gas cooker point, plumbing for washing machine, space for fridge/freezer, tiled splash back, laminate wooden flooring, wall mounted combination boiler (newly fitted August 2024), doorway to lobby, radiator.

LOBBY Double glazed door to garden, door to bathroom, tiled floor.

BATHROOM Obscure PVC double glazed window to rear aspect, three piece bathroom suite comprising panel enclosed bath with shower over, pedestal basin, low level WC, fully tiled, ceramic tiled flooring, radiator.

FIRST FLOOR LANDING PVC double glazed window to side aspect, loft hatch, doors to all rooms.

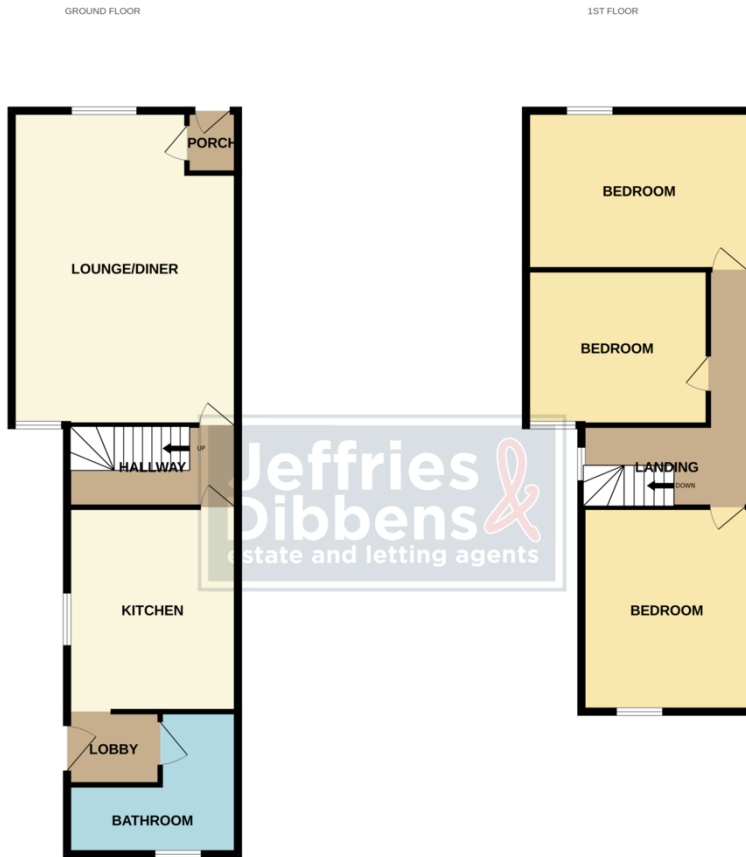
BEDROOM ONE 13' 8" x 10' 5" max (4.17m x 3.18m) PVC double glazed window to front aspect, original built in storage cupboard, radiator.

BEDROOM TWO 10' 7" x 9' (3.23m x 2.74m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 7" max x 10' 6" (3.23m x 3.2m) PVC double glazed window to rear aspect, original built in storage cupboard, radiator.

REAR GARDEN West facing, laid to paving, shrub borders, storage shed.





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		86 B
69-80	C		
55-68	D		
39-54	E	51 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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