



**£235,000**  
**145 Guildford Road**  
Portsmouth, PO1 5BE

## PROPERTY SUMMARY

Guildford Road, Fratton. Jeffries & Dibbens are delighted to offer for sale, this end of terrace, bay & forecourt style property offering three bedrooms including a 15' master. This property also comprises an upstairs bathroom, two reception rooms, a 10', modern-fitted kitchen and a 28', rear garden. Additional benefits include gas central heating and double glazing. Arrange your inspection by contacting our Portsmouth branch today! 023 92 661 662





## COMPOSITE FRONT DOOR

**HALLWAY** PVC double glazed window to front aspect, radiator, laminate wood flooring, stairs to first floor, under stairs storage cupboard, gas meter, door to reception room one, door to kitchen, double glazed door to garden.

**RECEPTION ROOM ONE** 14' 9" into bay x 11' 9" (4.5m x 3.58m) PVC double glazed window to front aspect, double radiator, laminate wood flooring.

**KITCHEN** 10' 7" x 9' 11" (3.23m x 3.02m) Two PVC double glazed windows to side aspect, range of wall and base level units, roll top work surfaces & waterproof splash back, fitted stainless steel electric oven, gas hob & extractor over, plumbing for washing machine, space for fridge/freezer, door to reception room two.

**RECEPTION ROOM TWO** 13' 7" x 9' 11" (4.14m x 3.02m) PVC double glazed bay window to rear aspect, double radiator, wall mounted 'Vaillant' combination boiler, fitted coal effect electric fire with feature surround & hearth, laminate wood flooring.

**LANDING** Loft hatch, doors to all rooms.

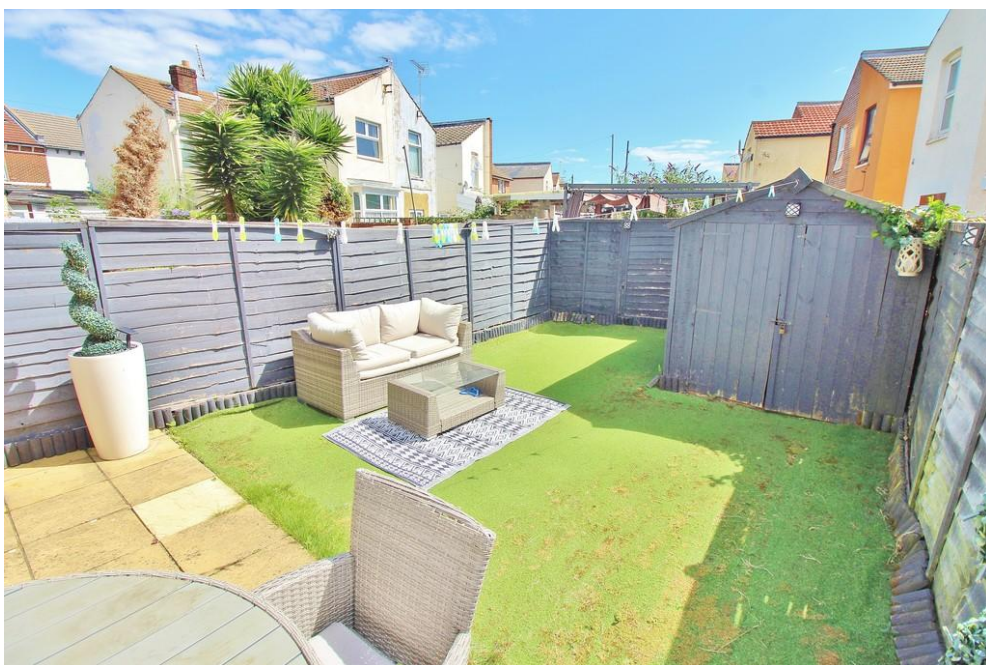
**BEDROOM ONE** 15' 2" x 11' 11" (4.62m x 3.63m) PVC double glazed window to front aspect, double radiator.

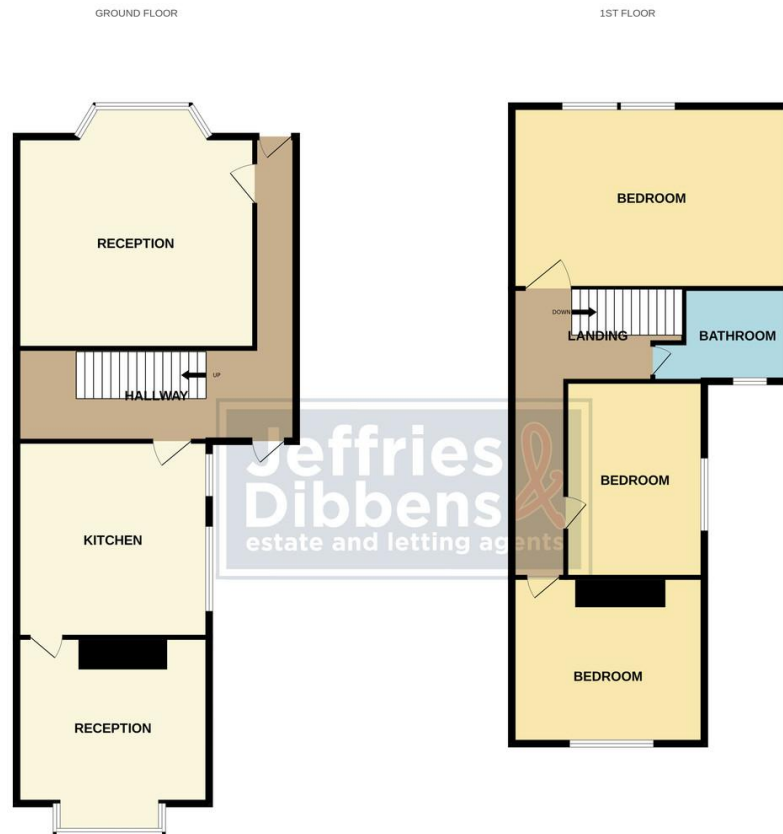
**BATHROOM** Obscure PVC double glazed window to rear aspect, towel radiator, three piece bathroom suite comprising panelled bath & electric shower over, wash hand basin, close coupled WC, tiling to principal areas.

**BEDROOM TWO** 12' 1 max" x 10' 0" (3.68m x 3.05m) PVC double glazed window to rear aspect, double radiator.

**BEDROOM THREE** 10' 7" x 7' 3" (3.23m x 2.21m) PVC double glazed window to side aspect, radiator.

**GARDEN** 28' 0" x 15' 0" (8.53m x 4.57m) Fully enclosed, mainly laid to artificial grass, laid to paving, wooden shed, outside tap.





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 guidance 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

## TENURE

Freehold

## COUNCIL TAX BAND

Band

## VIEWINGS

By prior appointment only

**EPC TO FOLLOW**

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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