



£205,000
102 Renny Road
Portsmouth, PO1 5BB



PROPERTY SUMMARY

NO FORWARD CHAIN!! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Renny Road, Fratton. Well presented throughout, accommodation comprises two reception rooms, an 13ft fitted kitchen, a downstairs fitted bathroom room, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a fully enclosed rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, door to reception room one, stairs to first floor landing, door to reception room two.

RECEPTION ROOM ONE 10' 2" x 8' 9" (3.1m x 2.67m) PVC double glazed window to front aspect, radiator, cupboard housing mains.

RECEPTION ROOM TWO 11' 11" x 10' 6" (3.63m x 3.2m) PVC double glazed window to rear aspect, radiator, door to under stairs storage, feature fireplace, corridor to bathroom and kitchen.

BATHROOM 8' 2" x 3' 11" (2.49m x 1.19m) Obscure PVC double glazed window to side aspect, panelled corner bath with electric shower, pedestal wash basin, close coupled WC, heated towel rail, tiled to principle area, tiled flooring.

KITCHEN 13' 1" x 7' (3.99m x 2.13m) PVC double glazed window to side aspect, PVC double glazed door to side aspect, range of wall and base units, space for washing machine, roll top work surface, cooker and extractor, space for fridge/freezer, stainless steel sink and drainer unit with hot and cold tap, tiled to principle area, spot lighting.

FIRST FLOOR LANDING Loft hatch, doors to all rooms.

BEDROOM ONE 12' x 10' 2" (3.66m x 3.1m) PVC double glazed window to front aspect, radiator, storage cupboard.

BEDROOM TWO 12' into recess x 10' 8" (3.66m x 3.25m) PVC double glazed window to rear aspect, radiator, storage cupboard, cupboard housing 'Ideal' combination boiler.

REAR GARDEN 32ft' (9.75m) Outside tap, paved.



GROUND FLOOR

1ST FLOOR



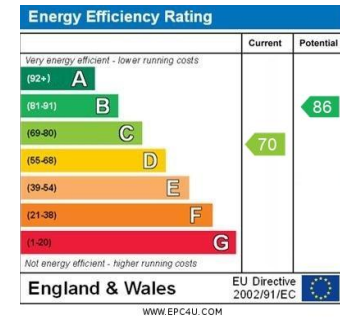
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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