

£195,000
9 Clarks Road
Portsmouth, PO1 5PR

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this well presented, two bedroom terraced property located in Clarkes Road, Fratton. Accommodation comprises a 22ft reception room, a 14ft fitted kitchen and a downstairs shower room, with two bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens Portsmouth today. 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 22' 2" x 11' 10" narrowing to 11' 8" (6.76m x 3.61m) PVC double glazed windows to front and rear aspects, two double radiators, laminate flooring, stairs to first floor with glass balustrade, opening to kitchen.

KITCHEN 14' 9" narrowing to 11' 1" x 6' 6" (4.5m x 1.98m) PVC double glazed window to side aspect, range of wall and base level units, roll top work surfaces, wall mounted combination boiler, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, gas cooker point, overhead extractor fan with glass hood, plumbing for washing machine, double radiator, tiled splash back, integral dishwasher, opening to lobby.

LOBBY Obscure PVC double glazed door to garden, door to bathroom, storage area.

BATHROOM Obscure PVC double glazed window to rear aspect, floating wash basin, walk-in shower area with 'rainfall' style attachment over, stainless steel heated towel rail, tiled walls & floor, spotlighting, low level WC with concealed cistern.

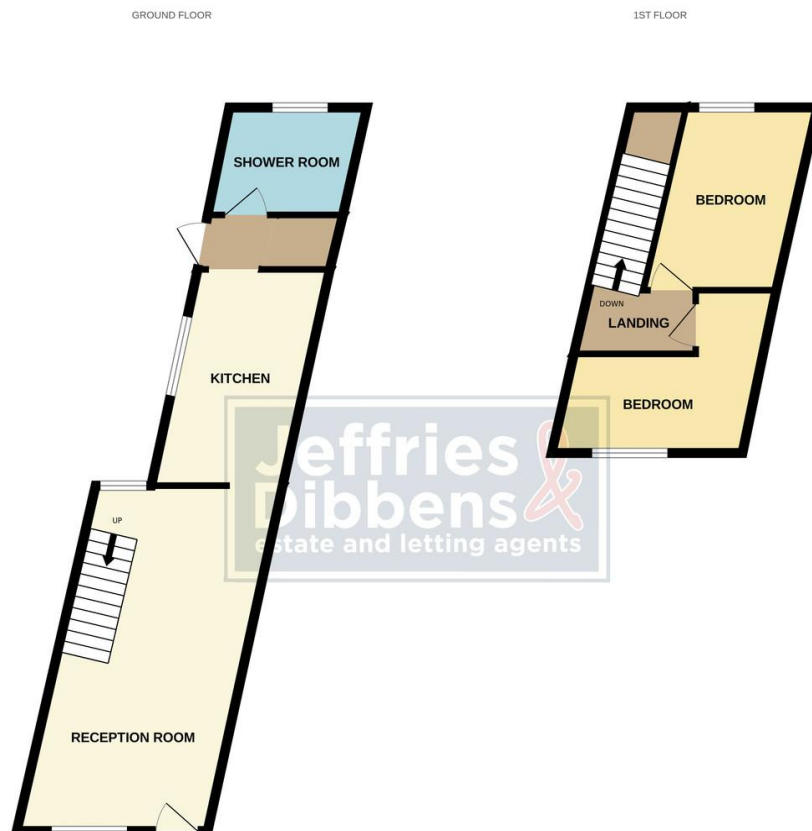
FIRST FLOOR LANDING Doors to bedrooms one and two.

BEDROOM ONE 11' 10" x 7' 11" (3.61m x 2.41m) PVC double glazed window to rear aspect, radiator, wooden flooring.

BEDROOM TWO 11' 7" max x 10' 01" max (3.53m x 3.07m) PVC double glazed window to front aspect, radiator, wooden flooring.

GARDEN 30' (9.14m) Approx. West facing, fully enclosed, shingle area.





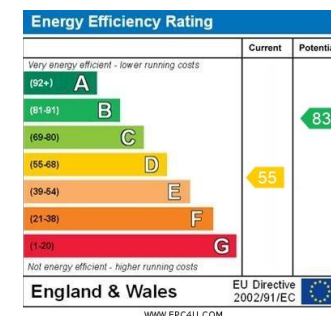
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability 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.

**Jeffries
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