

**£195,000**  
**9 Clarkes 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.

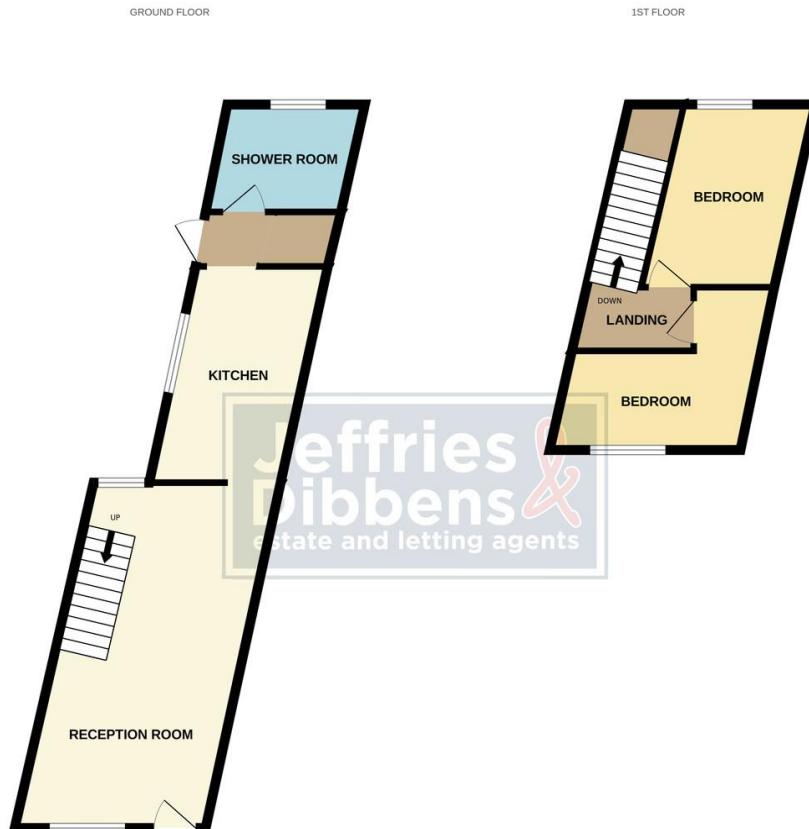
**BATHROOM** Obscure PVC double glazed window to rear aspect, floating wash basin, walk-in shower area with 'rainfall' style attachment over, stainless steel heated towel rail, tiled walls & floor, spot lighting, low level WC with concealed cistern.

**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.



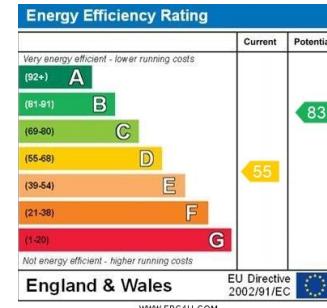
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or representation. These plans are for guidance purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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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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