

£220,000
12 Penhale Road
Portsmouth, PO1 5EE

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are excited to bring to the market this two double bedroom terraced house located in Penhale Road, Fratton. Accommodation on offer comprises two reception rooms, a fitted kitchen, a fitted bathroom and two double bedrooms. Additional benefits include double glazing throughout, gas central heating and an enclosed, south facing garden. We anticipate high levels of interest in this property so please contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Stairs to first floor, radiator, laminate flooring, door to reception room one.

RECEPTION ROOM ONE PVC double glazed bay window to front aspect, radiator, under stairs cupboard space, open to reception room two, laminate flooring.

RECEPTION ROOM TWO 13' 1" max x 9' 8" (3.99m x 2.95m) PVC double glazed window to rear aspect, radiator, laminate flooring, door to hallway.

HALLWAY Door to bathroom, door to kitchen.

KITCHEN 11' 4" max x 8' max (3.45m x 2.44m) PVC double glazed window to rear aspect, radiator, stainless steel sink with mixer tap and drainer unit, tiled to principle areas, gas hob, over head extractor fan, integral oven, space for fridge freezer, wall mounted combination boiler, plumbing for washing machine, PVC double glazed back door to rear garden.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, stainless steel heated towel rail, bath with rainfall shower, tiled to principle areas, pedestal wash basin, extractor fan.

FIRST FLOOR LANDING Door to bedroom one and two.

BEDROOM ONE 13' 1" x 9' 11" (3.99m x 3.02m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 13' 2" x 9' 7" (4.01m x 2.92m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 27' 6" (8.38m) South facing, fully enclosed, outside tap, paved, wooden shed.





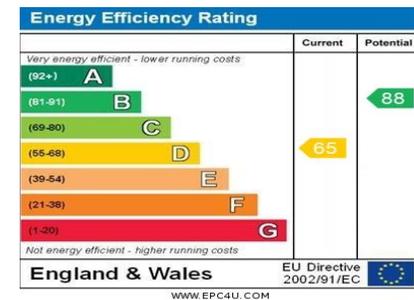
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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