



£209,995
53 Winchester Road
Portsmouth, PO2 7PS

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Winchester Road, Buckland. With appealing features and attention to detail, this property offers a selection of benefits. Accommodation comprises two reception rooms, a 14ft fitted kitchen, a downstairs bathroom and two double bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed paved garden. To appreciate all that is on offer, please contact our Portsmouth branch to arrange an internal viewing!
02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room one, gas and electric meters.

RECEPTION ROOM ONE 12' 01" x 11' 0" (3.68m x 3.35m) PVC double glazed window to front aspect, double radiator, wall mounted electric fire, laminate flooring, stairs to first floor, opening to reception room two.

RECEPTION ROOM TWO 12' 0" x 10' 0" (3.66m x 3.05m) PVC double glazed window to rear aspect, double radiator, laminate flooring, under stairs storage cupboard, opening to kitchen.

KITCHEN 15' 08" x 8' 0" (4.78m x 2.44m) PVC double glazed window to side aspect, tiled floor, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, integrated oven with gas hob and stainless steel extractor hood, tiled splash back, opening to lobby, inspection hatch.

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

BATHROOM Obscure PVC double glazed window to rear aspect, pedestal mounted wash basin, bath with shower over, close coupled WC, built-in cupboard housing wall mounted Worcester boiler.

FIRST FLOOR LANDING Doors to bedrooms.

BEDROOM ONE 12' 0" x 11' 0" (3.66m x 3.35m) PVC double glazed window to front aspect, built-in mirrored wardrobe, radiator.

BEDROOM TWO 12' 0" x 9' 11" (3.66m x 3.02m) PVC double glazed window to rear aspect, double radiator, built-in mirrored wardrobe.

GARDEN 36' (10.97m) Fully enclosed, mainly laid to paving, wooden shed, outside tap.





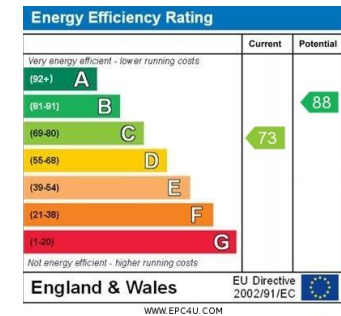
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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