



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Cardiff Road, North End. Accommodation comprises three bedrooms, three reception rooms, a fitted kitchen and an upstairs bathroom. The property is in need of modernisation and is available to view with Jeffries & Dibbens at your earliest convenience. Added benefits include gas central heating, majority double glazing and a west-facing garden.

Please contact us today 02392 661 662

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#### **HARDWOOD FRONT DOOR**

**HALLWAY** Doors to reception room one, reception room two and reception room three, stairs to first floor, wall mounted Vaillant boiler, under stairs cupboard.

**RECEPTION ROOM ONE** 19' 3" into bay x 10' 6" (5.87m x 3.2m) PVC double glazed bay window to front aspect, double radiator.

**RECEPTION ROOM TWO** 10' 6" x 6' 10" (3.2m x 2.08m) PVC double glazed window to rear aspect.

**RECEPTION ROOM THREE** 13' 10" max x 9' 1" (4.22m x 2.77m) PVC double glazed window to rear aspect, double radiator, door to kitchen.

**KITCHEN** 10' 2" x 9' 2" (3.1m x 2.79m) Window to rear aspect, obscure back door to rear garden, radiator, fitted wall and base units, tiled to principal areas, stainless steel sink with mixer tap.

**FIRST FLOOR LANDING** Door to bedrooms one, bedroom two, bedroom three and bathroom, obscure window to side aspect.

**BEDROOM ONE** 13' 9" x 11' 9" (4.19m x 3.58m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 11' 9" x 10' 5" (3.58m x 3.18m) PVC double glazed window to rear aspect, double radiator.

**BEDROOM THREE** 9' 2" x 6' 9" (2.79m x 2.06m) PVC double glazed window to rear aspect, radiator.

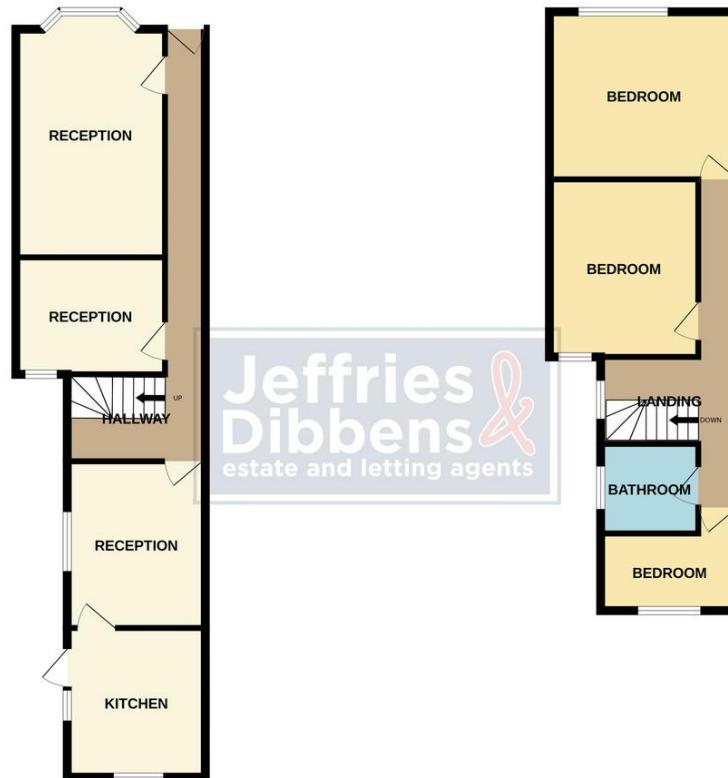
**BATHROOM** Obscure window to side aspect, pedestal wash basin, close coupled WC, bath.

**REAR GARDEN** 24' (7.32m) approx. West facing, fully enclosed, outside tap, brick built shed.



GROUND FLOOR

1ST FLOOR



**Jeffries &  
Dibbens**  
estate and letting agents

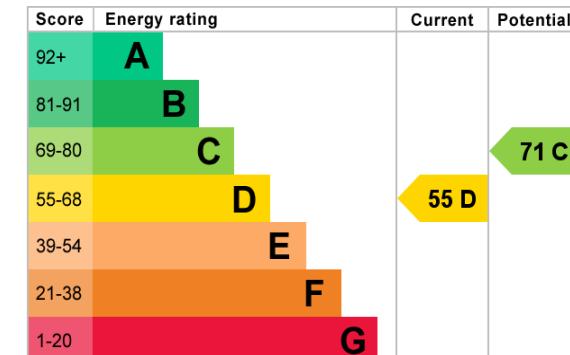
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries &  
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