



**£205,000**  
**28 Ernest Road**  
Portsmouth, PO1 5RB

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Ernest Road, Fratton. In addition to the two bedrooms, accommodation comprises two reception rooms, an 11ft kitchen and a fitted bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





### **PVC DOUBLE GLAZED FRONT DOOR**

**INNER PORCH** Gas meter, door to.

**RECEPTION ROOM ONE** 13' x 11' 3" (3.96m x 3.43m) PVC double glazed bay window to front aspect, double radiator, laminate wooden flooring, cupboard housing electric meter, door to reception room two.

**RECEPTION ROOM TWO** 13' 1" x 11' 5" (3.99m x 3.48m) PVC double glazed French door to garden, double radiator, fitted pebble effect gas fire with feature surround and hearth, laminate wooden flooring, under stairs storage cupboard, door to kitchen.

**KITCHEN** 11' 4" x 7' 11" (3.45m x 2.41m) PVC double glazed window to side aspect, under cupboard electric heating, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, cupboard housing combination boiler, plumbing for washing machine and dishwasher, gas cooker point, tiled splash back, door to bathroom.

**BATHROOM** Obscure PVC double glazed window to rear aspect, four piece bathroom suite comprising tiled panelled bath, pedestal basin, close coupled WC, walk in shower cubicle with stainless steel shower over, radiator, tiled to principal areas, ceramic tiled flooring, spot lighting, extractor.

**FIRST FLOOR LANDING** Loft hatch, door to.

**BEDROOM ONE** 11' 6" x 10' 7" into wardrobe depth (3.51m x 3.23m) PVC double glazed to front aspect, radiator, built in wardrobe with shelving unit and sliding doors.

**BEDROOM TWO** 13' 1" x 11' 6" (3.99m x 3.51m) PVC double glazed window to rear aspect, double radiator, built in cupboard.

**REAR GARDEN** 29' 3" (8.92m) West facing, laid to lawn, block paved area, decked area, outside tap, block built shed, rear pedestrian access.



GROUND FLOOR

1ST FLOOR



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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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