

Jeffries
Dibbens
SOLD
jda.co.uk

£175,000
55 Jersey Road
Portsmouth, PO2 7PY

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to be selected to market this well presented, end-terraced house located in Jersey Road, Buckland. Accommodation comprises two bedrooms to the first floor in addition to the family bathroom. The ground floor offers a 22' lounge/diner and a modern-fitted kitchen which overlooks the fully enclosed, rear garden. Additional benefits include gas central heating and double glazing. Contact our market leading Portsmouth Branch for more information. 023 92 661 662.

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DOUBLE GLAZED FRONT DOOR

PORCH Wall mounted consumer unit and electric meter, door to:-

LOUNGE/DINER 22' 5" maximum x 11' 6" maximum (6.83m x 3.51m) PVC double glazed windows to front and rear aspect, two double radiators, door to:-

HALLWAY Laminate wood flooring, stairs to first floor, concealed gas meter, leading to:-

KITCHEN 10' 9" maximum x 5' 9" (3.28m x 1.75m) PVC double glazed window to side aspect, PVC double glazed door to garden, range of wall and base level units with wood effect work surfaces, stainless steel sink and drainer unit, fitted stainless steel gas hob, fitted stainless steel electric oven with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, radiator, tiling to principal areas, cupboard housing wall mounted boiler.

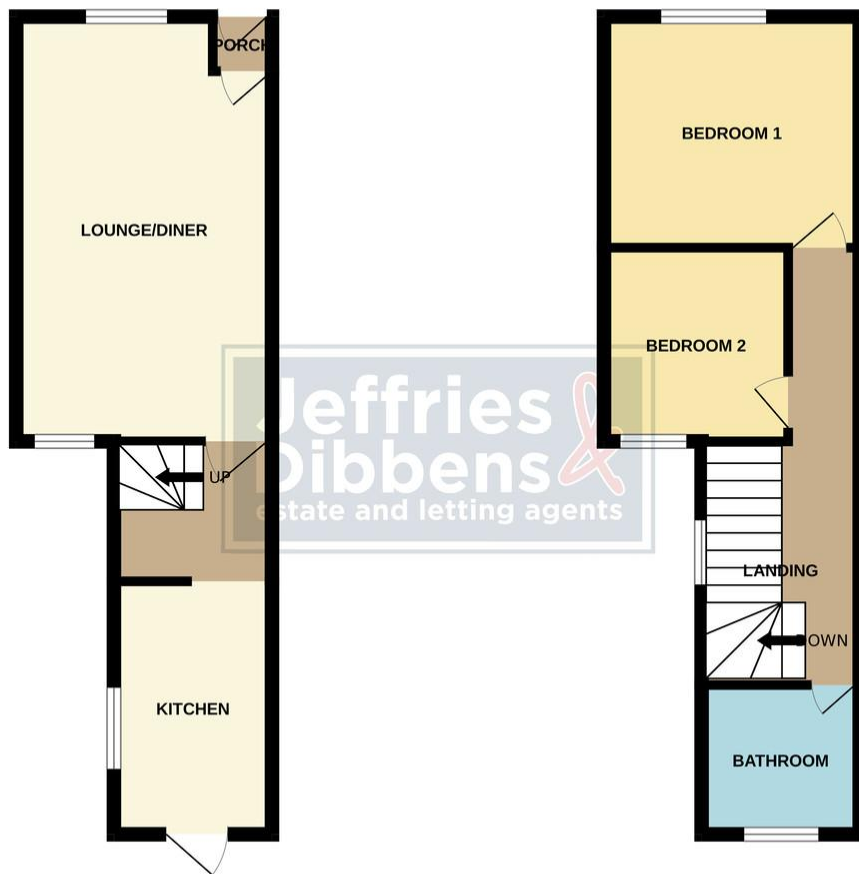
FIRST FLOOR LANDING PVC double glazed window to side aspect, radiator, loft access via pull down ladder.

BATHROOM 5' 6" x 4' 11" (1.68m x 1.5m) PVC double glazed obscure window to side aspect, close coupled WC, pedestal mounted wash basin, panel enclosed bath with 'Triton' shower over, fully tiled surrounds.

BEDROOM ONE 11' 6" x 11' 00" (3.51m x 3.35m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 00" x 7' 5" (3.35m x 2.26m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN Paved area, shingled 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 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.

**Jeffries
Dibbens**
estate and letting agents

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