Jeffries & Dibbens
estate and letting agents

JUSTFLATS

256A FRATTON ROAD, PORTSMOUTH, PO1 5HH

£145,000 Leasehold

THREE BEDROOM GROUND FLOOR FLAT WITH GARDEN! Jeffries & Dibbens are delighted to bring to the market this three-bedroom ground floor flat located on Fratton Road. The accommodation comprises an 18ft lounge/diner, a 9ft fitted kitchen and a 9ft fitted bathroom. Externally, the property benefits from a 15ft private garden. Additional benefits include double glazing and gas central heating. For further information or to arrange a viewing, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.

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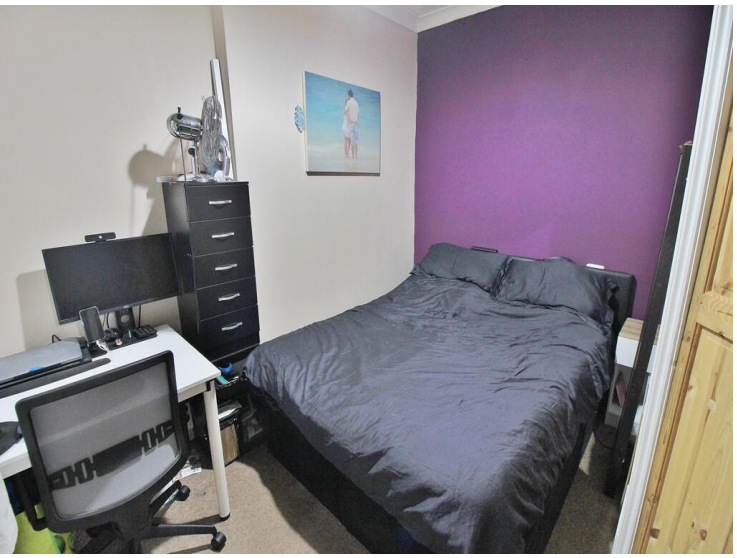

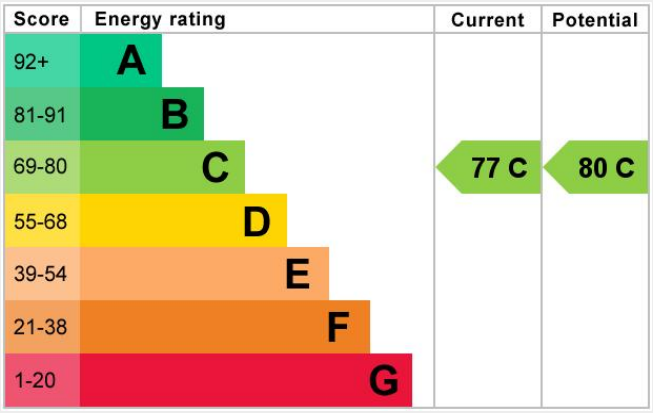

OBSCURE DOUBLE GLAZED HARD WOODEN COMMUNAL FRONT DOOR TO COMMUNAL LOBBY

HARD WOODEN FRONT DOOR

LOUNGE/DINER
18' 01" x 09' 08" (5.51m x 2.95m)
PVC double glazed window to front aspect, radiator, cupboard housing gas and electric meters, door to hallway.

HALLWAY
Doors to bedrooms one, bedroom two and bedroom three, door to bathroom, open to kitchen.

BEDROOM ONE
11' 00" x 06' 07" (3.35m x 2.01m)
PVC double glazed window to rear aspect, radiator.

BEDROOM TWO
15' 00" x 08' 11" (4.57m x 2.72m)
PVC double glazed window to side aspect, radiator.

BEDROOM THREE
14' 04" x 06' 11" (4.37m x 2.11m)
PVC double glazed window to front aspect, radiator.

BATHROOM
09' 02" x 05' 02" (2.79m x 1.57m)
Obscure PVC double glazed window to rear aspect, heated towel rail, panelled bath with mains powered shower, wall mounted wash basin with mixer tap and vanity unit, close coupled WC, tiled to principle areas, extractor fan.

KITCHEN
09' 06" x 08' 07" (2.9m x 2.62m)
PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, space for plumbing for washing machine, space for oven, space for fridge/freezer, overhead extractor fan, tiled to principle areas, wall mounted combination boiler, double glazed door to garden.

GARDEN
15' 01" x 15' 01" (4.6m x 4.6m)
Mainly paved, storage shed.

COUNCIL TAX BAND - A

Haier

LEASE INFORMATION:

As of, the vendor has informed us that the lease details are as follows:-

Tenure: Freehold

Landlord/Managing Agent: Nghia Hoang

Balance of Lease: 118 Years

Ground Rent Charges: £60 Per Annum

Ground Rent Review Period: N/A

Maintenance/Service Charges: Split 50/50 As And When Required.

Maintenance /Service Charges Review Period: N/A

Building Insurance: Split 50/50 As And When Required.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND 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 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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