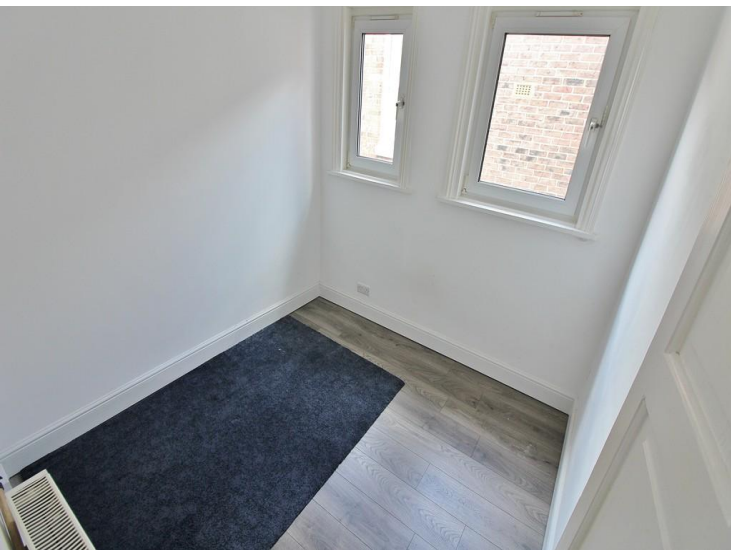


108A ORIEL ROAD, PORTSMOUTH, PO2 9EQ



£160,000 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to present to the market this three bedroom first floor flat located on Oriel Road, North End. Accommodation comprises a 14' kitchen/breakfast room, fitted bathroom, three bedrooms and a spacious 15' reception room. Other benefits include gas central heating and double glazing throughout. Please do not hesitate to call our Portsmouth branch on 02392 661 662 to arrange a viewing at your earliest convenience.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OBSCURE GLAZED FRONT DOORT

STAIRS TO FIRST FLOOR LANDING

FIRST FLOOR LANDING

Doors to all rooms, loft hatch, radiator, built in wardrobe.

KITCHEN/DINER

14' 00" (0m x 0m) (L shaped)

PVC double glazed window to rear aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with hot and cold tap, tiled to principle areas, integrated electric hob and oven with stainless steel extractor hood, wall mounted combination boiler, laminate flooring, breakfast bar, door to bathroom.

BATHROOM

Obscure PVC double glazed window to side aspect, close coupled WC, storage vanity unit, panelled bath with overhead shower, stainless steel heated towel rail, extractor fan.

BEDROOM ONE

12' 09" into recess x 7' 10" (3.89m x 2.39m)

PVC double glazed window to rear aspect, radiator, fitted wardrobes.

BEDROOM TWO

8' 3" x 8' 2" (2.51m x 2.49m)

Two PVC double glazed windows to side aspect , radiator.

BEDROOM THREE

8' 06" x 5' 11" (2.59m x 1.8m)

PVC double glazed window to front aspect, radiator.

RECEPTION ROOM

15' 06" into bay x 12' 09" into recess (4.72m x 3.89m)

PVC double glazed bay window to front aspect, radiator, spot lighting, laminate flooring.

COUNCIL TAX BAND

A



LEASE INFORMATION:



As of May 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Owner of Ground Floor Flat

Balance of Lease: TBC

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: 50/50 SPLIT

Building Insurance: Approx £350 per Annum

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

FIRST 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.
Made with Metagen 12/2024

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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH