



AUCTION GUIDE PRICE
£140,000
39 Knox Road
Portsmouth, PO2 8JJ

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other details are approximate and are not intended to be used as a basis for any financial calculation. This plan is for illustrative purposes only and should not be used as such by any potential purchaser. The agent, vendor and solicitor shall not be liable for any errors or omissions in this plan. All rights reserved. © 2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

OBSCURE HARD WOOD FRONT DOOR:-

PORCH Glazed door to:-

RECEPTION ROOM ONE 12' 01" x 11' 11" into bay (3.68m x 3.63m)
Double glazed bay window to front aspect, radiator, feature fireplace, under stairs storage cupboard, archway to:-

RECEPTION ROOM TWO 12' x 10' 01" into recess (3.66m x 3.07m)
Glazed doors to lean-to, radiator, door leading to stairs, doorway to:-

LOBBY Sliding door to wet room, doorway to kitchen.

WET ROOM Obscure glazed window to side aspect, close coupled WC, pedestal mounted wash basin, wall mounted electric shower unit, radiator, fully tiled, extractor.

KITCHEN 9' 08" x 7' 10" (2.95m x 2.39m) Glazed window to rear aspect, obscure glazed door to lean-to, range of wall and base units, roll top work surface, 1 1/2 sink and drainer unit with mixer tap, space for cooker, space for under counter fridge/freezer, plumbing for washing machine, radiator, tiled to principle area, wall mounted 'Vaillant' combination boiler.

LEAN-TO Polycarbonate roof, door to garden.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 12' x 10" including wardrobe depth (3.66m x 3.05m)
Double glazed window to front aspect, radiator, built in wardrobe, built in overhead storage.

BEDROOM TWO 12' x 10' 2" (3.66m x 3.1m) Double glazed window to rear aspect, radiator.

GARDEN South facing, laid to paving.

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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