

Jeffries & Dibbens
FOR SALE
023 9246 1662
Hatchling 000

£169,995
2-4 Clarks Road
Portsmouth, PO1 5PR

PROPERTY SUMMARY

NO FORWARD CHAIN!! Jeffries & Dibbens are delighted to be chosen to market this two bedroom end terraced property located in Clarkes Road, Fratton. Accommodation comprises a fitted kitchen, 24ft spacious reception room, fitted bathroom and two double bedrooms. Other benefits include gas central heating, double glazing throughout and a fully enclosed rear garden. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens Portsmouth today. 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Doors to all rooms, PVC double glazed door to rear garden.

KITCHEN 8' 10" x 7' 06" (2.69m x 2.29m) PVC double glazed window to front aspect, radiator, range of wall and base units, roll top work surfaces, tiled to principle areas, stainless steel sink with drainer unit and hot and cold tap, wall mounted 'Ideal' combination boiler, gas mains, plumbing for washing machine, space for fridge/freezer, space for oven, tiled flooring.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panelled bathtub with overhead shower, radiator, tiled to principle areas, laminate flooring.

RECEPTION ROOM 24' 04"maximum x 12' 01" (7.42m x 3.68m) Two PVC double glazed windows to front aspect, three radiators, stairs to first floor.

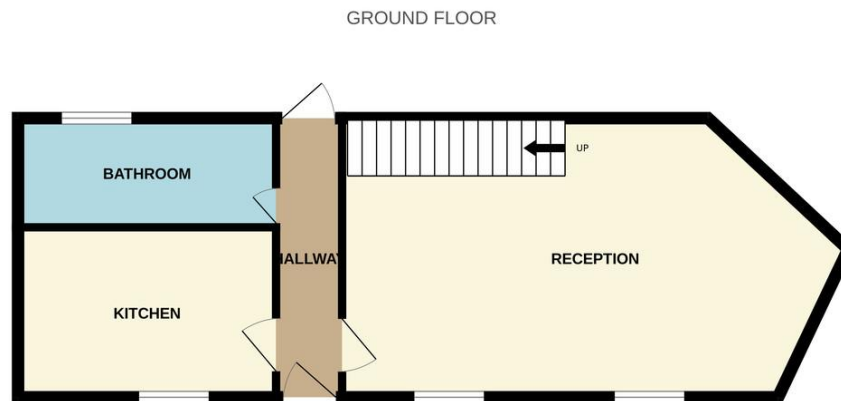
FIRST FLOOR LANDING Loft hatch, PVC double glazed window to rear aspect, doors to bedroom one and bedroom two.

BEDROOM ONE 12' 02" x 8' 10" (3.71m x 2.69m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 11" x 8' 09" (3.63m x 2.67m) PVC double glazed window to front aspect, radiator.

REAR GARDEN Mainly laid to decking.





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		81 B
69-80	C		
55-68	D	65 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
Dibbends**
estate and letting agents

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