Jeffries & Dibbens
estate and letting agents

£239,995

82 Agincourt Road

Portsmouth, PO2 7AY

PROPERTY SUMMARY

OFF ROAD PARKING & THREE BEDROOMS! Jeffries & Dibbens are delighted to offer for sale this terraced property located on Agincourt Road, Buckland. Benefiting from the rare advantage of hardstand off-road parking to the rear, we highly recommend an early viewing. The accommodation comprises a 22ft reception room, a fitted kitchen and a ground-floor bathroom. The first floor offers three bedrooms. Additional benefits include gas central heating, double glazing throughout and a 53ft rear garden. The hardstand parking area has secure gated access via Cressy Road and is situated at the rear of the garden. Please contact Jeffries & Dibbens today to arrange your viewing!

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COMPOSITE FRONT DOOR TO PORCH

PORCH Tiled flooring, door to reception room one.

RECEPTION ROOM ONE 22' x 13' 2" (6.71m x 4.01m) PVC double glazed window to front aspect, two double radiators, stairs to first floor, tiled flooring, sliding door to kitchen.

KITCHEN 15' 4" x 8' 2" (4.67m x 2.49m) PVC double glazed window to side aspect, radiator, range of wall and base units, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, integral electric oven, gas hob, overhead stainless steel extractor fan, tiled splash back, plumbing for washing machine, space for dryer, space for fridge/freezer, open to lobby.

LOBBY Storage cupboard, door to bathroom, tiled flooring, obscure PVC double glazed door to garden.

BATHROOM Obscure PVC double glazed back door to garden, close coupled WC, stainless steel heated towel rail, vanity unit, bath with shower attachment, tiled flooring, tiled to principle areas, wall mounted combination boiler.

FIRST FLOOR LANDING Door to bedroom one, bedroom two, bedroom three, inspection hatch.

BEDROOM ONE 13' 1" x 11' 3" (3.99m x 3.43m) PVC double glazed window to front aspect, radiator, built in wardrobes.

BEDROOM TWO 14' 3" x 8' 2" (4.34m x 2.49m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 09" x 6' 10" (3.28m x 2.08m) PVC double glazed window to rear aspect, radiator, storage space.

GARDEN 53ft' (16.15m) Wooden shed, fully-enclosed, rear gated vehicular access for hard-stand parking, east facing, outside tap.

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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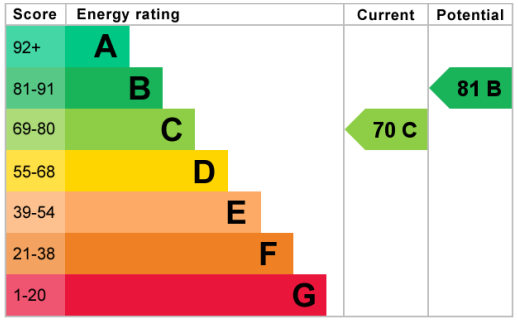
LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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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