

£289,995
209 Chichester Road
Portsmouth, PO2 0AJ

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three-bedroom terraced residence, located on Chichester Road in North End. The accommodation comprises three reception rooms, a fitted kitchen, and a lean-to conservatory to the side of the property, providing access to a W.C. An additional conservatory can be found at the rear, overlooking a fully enclosed, private garden with rear pedestrian access. The first-floor accommodation comprises three bedrooms and a fitted family bathroom. Additional benefits include gas central heating and double glazing throughout. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth on 02392 661 662.





ORIGINAL HARD WOOD PORCH DOORS

PORCH Obscure hard wood front door to hallway

HALLWAY Window to front aspect, stairs to first floor, door to reception room one, two and three, under stairs cupboard space, original features, original ceiling rose.

RECEPTION ROOM ONE 16' into bay x 12' 2" (4.88m x 3.71m) PVC double glazed bay window to front aspect, double radiator, pine flooring, original feature fireplace with electric log burner, ceiling rose.

RECEPTION ROOM TWO 12' 5" maximum x 9' 10" (3.78m x 3m) PVC double glazed window to rear aspect, wood flooring, open to kitchen, feature fireplace, original cupboard, original ceiling rose.

KITCHEN 8' 5" maximum x 7' 3" maximum (2.57m x 2.21m) PVC double glazed window to side aspect, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, electric oven, gas hob, extractor fan, space for fridge/freezer, door to lean to conservatory.

LEAN TO CONSERVATORY 31' 4" x 4' 7" (9.55m x 1.4m) Plumbing for washing machine, wall and base units, door to WC, door to storage cupboard, PVC double glazed back door to garden, paved.

WC Window to rear aspect, close coupled WC, tiled to principle areas.

RECEPTION ROOM THREE 13' 7" x 10' 10" (4.14m x 3.3m) Back door to conservatory, windows to rear aspect, original cupboard, original feature fireplace, laminate flooring, double radiator, original ceiling rose.

CONSERVATORY 7' 5" x 7' 4" (2.26m x 2.24m) PVC double glazed door to garden, tiled flooring.

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

BEDROOM ONE 6' 1" maximum x 15' 11" into bay (1.85m x 4.85m) PVC double glazed bay window to front aspect, feature fireplace, built in original wardrobes, wooden flooring.

BEDROOM TWO 14' 10" narrowing to 13' 8" x 10' 11" (4.6m x 3.33m) PVC double glazed window to rear aspect, radiator, wood flooring, feature fireplace.

BEDROOM THREE 12' 5" x 9' 11" (3.78m x 3.02m) PVC double glazed window to rear aspect, radiator, feature fireplace, built in wardrobes.

BATHROOM Obscure PVC double glazed windows to side aspect, close coupled WC, bath, walk in shower cubicle, pedestal wash basin, tiled flooring, tiled to principle areas, stainless steel heated towel rail.

GARDEN 26ft' (7.92m) Fully enclosed, rear pedestrian access, patio area, flower and shrub borders, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	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.

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