



**£222,500**  
**54 Brookfield Road**  
Portsmouth, PO1 5HZ

## PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property located in Brookfield Road, Fratton. Accommodation comprises a 24ft reception room, a 12ft fitted kitchen, two double bedrooms and an upstairs family bathroom. Additional benefits include electric heating, double glazing throughout and a fully-enclosed, south facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662.





### **OBSCURE COMPOSITE FRONT DOOR TO PORCH**

**PORCH** Cupboard housing electric meter, door to reception.

**RECEPTION ROOM ONE** 23' 4" x 11' 8" (7.11m x 3.56m) PVC double glazed window to front aspect and to rear aspect, wall mounted electric heater, door to kitchen.

**KITCHEN** 15' 3" x 7' 9" (4.65m x 2.36m) PVC double glazed window to rear aspect and to side aspect, PVC double glazed back door to garden, wall mounted electric heating, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, breakfast bar, integral oven with induction hob, stainless steel extractor fan, stainless steel splash back, plumbing for washing machine, space for fridge/freezer.

**FIRST FLOOR LANDING** Door to bedroom one, bedroom two and the bathroom.

**BEDROOM ONE** 11' 2" x 9' 7" and wardrobe depth (3.4m x 2.92m) PVC double glazed window to front aspect, wall mounted electric heater, mirrored wardrobes.

**BEDROOM TWO** 11' 10" x 5' 9" (3.61m x 1.75m) PVC double glazed window to rear aspect, loft hatch.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, bath with electric power shower, wall mounted electric heater, extractor fan.

**REAR GARDEN** 26ft' (7.92m) South facing, fully enclosed, artificial grass, flower and shrub borders, outside tap.





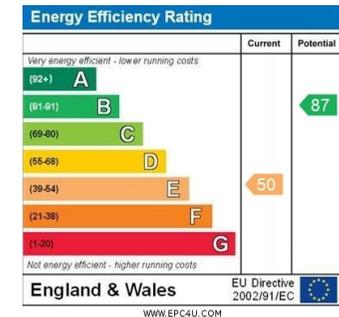
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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