

£249,500
133 Guildford Road
Portsmouth, PO1 5BE

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this three double bedroom, mid-terraced property located in Guildford Road, Fratton. The accommodation on offer comprises two reception rooms, a 10ft modern fitted kitchen, a modern fitted bathroom, plus three double bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Wall mounted electric heater, laminate floor, wood panelling to half height, doors to reception room one and two.

RECEPTION ROOM ONE 10' 10" x 9' 11" (3.3m x 3.02m) PVC double glazed bay window to front aspect, double radiator.

RECEPTION ROOM TWO 13' x 10' 11" (3.96m x 3.33m) PVC double glazed door to garden and PVC double glazed window to rear aspect, radiator, feature fireplace, laminate floor, door to hallway.

HALLWAY PVC double glazed back door to garden, stairs to first floor, under stairs storage cupboard, cupboard housing gas meter, laminate flooring with wood panelling to half height, door to kitchen.

KITCHEN 10' 9" x 9' 3" (3.28m x 2.82m) PVC double glazed window to side aspect, range of gloss effect wall and base units, woodblock effect work surfaces, stainless steel sink with mixer tap and drainer unit, fitted stainless steel electric oven, electric hob and extractor hood over, integrated microwave, plumbing for washing machine, space for fridge/freezer, cupboard housing combination boiler, ceramic tiled flooring, door to bathroom.

BATHROOM Obscure PVC double glazed window to side aspect, three piece bathroom suite comprising close coupled WC, pedestal mounted wash basin, radiator, extractor fan, fully tiled.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, loft access with pull down ladder, doors to:-

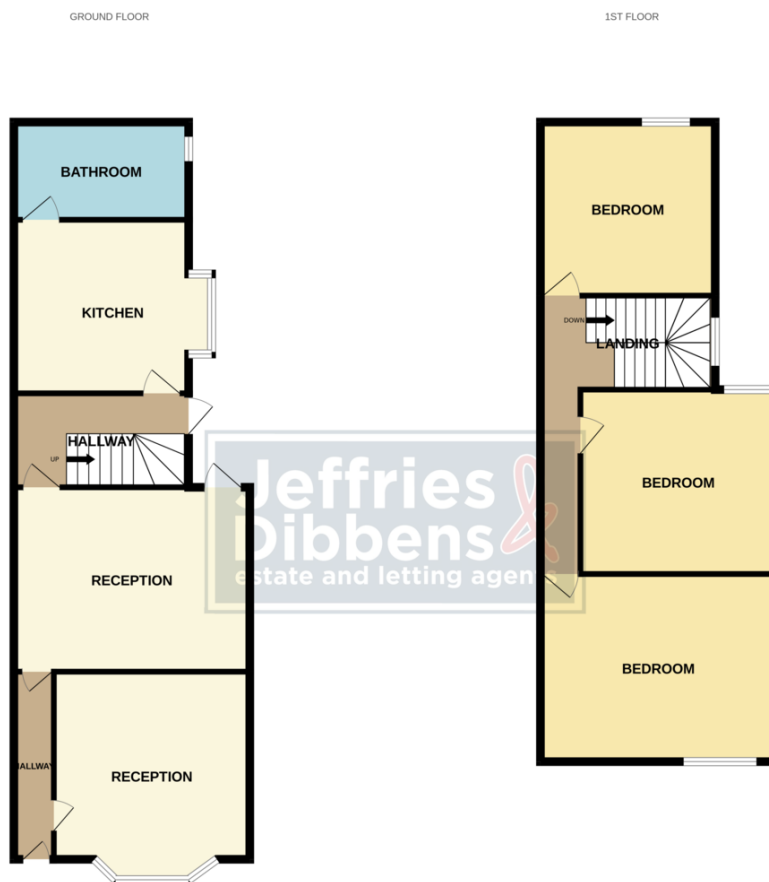
BEDROOM ONE 13' 1" x 10' 10" (3.99m x 3.3m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 10" x 9' 10" (3.3m x 3m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 5" x 7' 8" (3.48m x 2.34m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 25' (7.62m) approx. Fully enclosed, laid to paving.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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		85 B
69-80	C	72 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.

**Jeffries
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